

CITY COUNCIL REPORT



MEETING DATE: December 13, 2005

ITEM NO. 4

SUBJECT

Pinnacle Peak Place - 21-PP-2004 & 2-HE-2004

REQUEST

Request:

1. Approval of a Final Plat for 80 residential lots on 124+/- acres.
2. Approval for an Environmentally Sensitive Lands Ordinance (ESLO) Hardship Exemption from 6.1071 Design Guidelines for subdivision walls and 15-foot setback for side yard walls.

Key Items for Consideration:

- Proposal for 80 lots using existing R1-70 ESL and R1-43 ESL zoning.
- Happy Valley Road and Desert Highlands Drive will be realigned.
- Natural washes 50 cfs or greater capacity will be preserved.
- Scenic corridor along Pima will be provided.
- No opposition has been received.

Associated Cases:

7-AB-2005 is a request to abandon Desert Highlands Drive.

2-HE-2004 is a request for hardship exemption for wall locations.

OWNER

Pivotal Scottsdale 123, LLC
602-956-7200

APPLICANT CONTACT

Steven Voss
LVA Urban Design Studio LLC
480-994-0994

LOCATION

East side of Pima Road between
Happy Valley & Jomax Roads

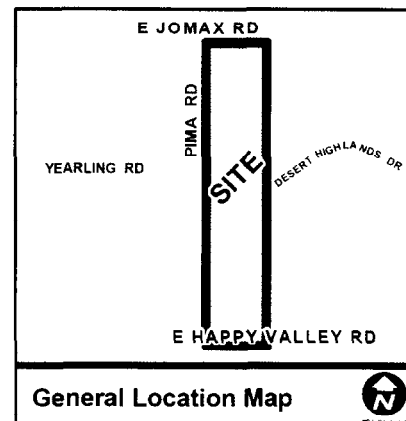
BACKGROUND

Zoning.

The site is zoned Single Family Residential within the Environmentally Sensitive Lands Ordinance Overlay (R1-70 ESL and R1-43 ESL). The north portion of the site is zoned R1-43 ESL, and the south portion is zoned R1-70 ESL, with Desert Highlands Drive roughly dividing the two districts. The Single Family Residential districts allow single-family homes, churches and schools.

Context.

The proposed subdivision is located at the northeast corner of Pima and Happy Valley Roads. The subdivision is bounded on the north by Jomax Road and on the east by the existing Desert Highlands and Desert Skyline Estates.



residential development. The site slopes are mainly in the 2-10% range, and include multiple southwest draining washes. Surrounding property zoning and development are described in the following table.

Direction	Zoning	Existing Land Use
North	R1-190 ESL FO	Vacant (desert) planned for McDowell Sonoran Preserve
East	R1-18 ESL (HD), O-S ESL (HD), R1-70 ESL (HD)	Desert Highlands and Desert Skylines Estates residential subdivisions
South	R1-190 ESL	Vacant (desert)
West	R1-18 ESL, R1-43 ESL, R1-70 ESL	Desert Arroyo Estates, Vistana, Happy Valley Ranch and unnamed residential subdivisions

**APPLICANT'S
PROPOSAL**

Plat Proposal

The proposed final plat is a gated community of 80 lots on approximately 114 net acres of land. The plat is essentially split into two gated, platted areas: one located north, and the other, south of Desert Highlands Drive. This application also includes a request for a hardship exemption from 6.1071 Design Guidelines for subdivision walls and 15-foot setback for side yard walls.

Development Information

Existing Use:	Vacant (desert)	
Parcel Size:	124 gross acres	114 net acres
Density Allowed/Provided:		
R1-43:	.83 du/ac	.79 du/ac
R1-70:	.55 du/ac	.53 du/ac
Lots Allowed /Provided:		
R1-43:	45 lots	44 lots
R1-70:	36 lots	36 lots
NAOS Required / Provided:	32.9 acres	42.3 acres

IMPACT ANALYSIS

Traffic.

Desert Highlands Drive is proposed to be abandoned and realigned as a new private street (7-AB-2005). The realignment of Desert Highlands Drive will align with Yearling Drive to the west (these are currently offset) to help traffic circulation at the intersection of Pima Road. The primary access will be from Desert Highlands Drive, which also serves as secondary access to the Desert Highlands subdivision. A single guardhouse within Desert Highlands Drive is proposed to monitor access to the two gates into the north and south portions of the development.

A secondary, code-access entry/exit point is provided off of Happy Valley Road for the southern portion of the plat. Happy Valley Road will also be realigned as a new public street to align with Happy Valley Road to the west (these are currently offset) to help traffic circulation at the intersection of Pima

Road. Although the site abuts Jomax Road to the north, there is no access proposed from Jomax Road. Internal streets are private and include a primary north-south access with multiple cul-de-sacs.

The plat will result in the dedication of the full right-of-way for the Happy Valley realignment at Pima Road (110-foot right-of-way). Construction of right-turn deceleration lanes off Pima Road at Happy Valley Road and Desert Highlands Drive are part of the proposal. Construction of right-turn deceleration lane off Happy Valley Road at the southern site entrance is also part of the proposal.

Open Space, Scenic Corridor, Trails

The plans show that washes with a capacity of 50 cubic feet per second (cfs) or larger are preserved. A retention basin is proposed at the southwest corner of Happy Valley and Pima Roads. A scenic corridor easement with a minimum 85-foot and average 113-foot width is provided along Pima Road. The Natural Area Open Space (NAOS) requirement for the site is 32.9 acres and the proposal includes 42.3 acres. The NAOS is provided on-lot and within a retention basin. This additional acreage of NAOS and wash protection justifies the amended development standards for both the R1-43 and R1-70 portions of the site, which include a 25 percent reduction in lot size, width and yard setbacks.

The trails proposed with the plat include an equestrian trail along Pima Road, which will tie into the existing trail on the south side of Jomax Road. A multi-purpose paved path is also planned along the Pima corridor. Other pedestrian amenities will include sidewalks along Happy Valley Road and pathways along Desert Highlands Drive.

Hardship Exemption

The Environmentally Sensitive Lands Ordinance (Section 6.1071 Design Guidelines) requires openings in subdivision walls and requires side walls to be setback a minimum of 15 feet from side property lines. Because of various braided washes that run through the site, the applicant requests a waiver to the wall separation/openings to allow compression of some of the lots. This hardship exemption, if approved, will allow wider openings at the wash locations to preserve the washes. The applicant has provided a narrative discussing the request/justification for the waiver (See Attachment #2).

1. Demonstrated Substantial Hardship that would reduce the ability to use the parcel(s):

The applicant indicates the openings between all of the lots would result in fewer lots, wash modifications or reduction in the scenic corridor. The proposal will allow wider openings at the wash locations to preserve the washes and maximize higher quality open space opportunities.

2. The requested exemption is consistent with the intent and purpose of the ESL Ordinance:

The applicant maintains the request meets the intent and purpose of the ESL Ordinance through limiting disturbance on the site and preserving the washes. Drainage and wildlife openings will be provided.

3. **The application of the new ESLO standards does not achieve significant benefit for protection of the environment and community:**
The proposal will allow wider openings at the wash locations to preserve the washes and maximize higher quality open space opportunities. Drainage and open space requirements will be provided behind and between development areas.
4. **The requested exemption is in conformance with a previously adopted version of the ESL Ordinance:**
The proposed wall locations are consistent with the previously adopted version of the ESL Ordinance.

Airport Vicinity.

The Scottsdale airport is located about five miles to the southwest of the site. Notification of the airport vicinity is required to be placed on the plat.

Water/Sewer.

Water and sewer lines and resources are available to the site and will be extended by the developer to serve the site.

Fire/Police.

There is an existing fire station to the north on Pima Road, and the gated entries and streets were designed to meet emergency access requirements. There are no fire or police service impacts anticipated.

Schools.

The Scottsdale, Cave Creek and Paradise School Districts were notified of this application in November 2004. There is no density increase to the area plan that would impact schools.

Community Involvement.

Property owners within 750 feet have been notified and the applicant has met with the Desert Highlands Homeowners' Association and notified adjacent homeowners in Desert Skylines Estates. There is a support letter from the Desert Highlands Homeowners' Association. Other than general inquiries, Staff have received no other comments regarding the proposal.

Community Impact.

The proposal realigns streets, limits impacts to the surrounding roadways, preserves the washes and maximizes higher quality open space opportunities. The developer will construct infrastructure necessary to serve the site and there are no service impacts anticipated. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements and common tracts.

OTHER BOARDS AND COMMISSIONS

Development Review Board

The Development Review Board heard this case on June 23, 2005 and approved the preliminary plat with amended development standards, 7-0. This final plat is consistent with the preliminary plat in density, street alignment and open space.

Scottsdale City Council Report

21-PP-2004 & 2-HE-2004

RECOMMENDATION

Approval

RESPONSIBLE

Planning and Development Services Department

DEPT(S)

Current Planning Services

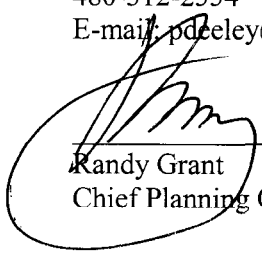
STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

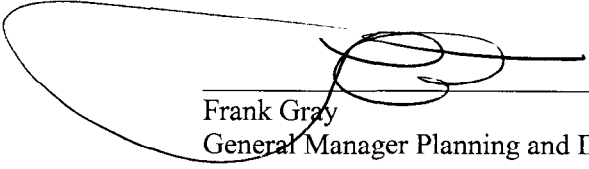
Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley
Planning Coordination Manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

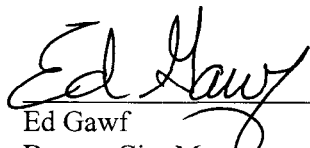
APPROVED BY


Randy Grant
Chief Planning Officer

11/21/05
Date


Frank Gray
General Manager Planning and Development Services

11.21.05
Date


Ed Gawf
Deputy City Manager

11/28/05
Date

ATTACHMENTS

1. Project Narrative
2. Justification for ESL Hardship Exemption
3. Context Aerial
4. Aerial Close-up
5. Zoning Map
6. Final Plat
7. Preliminary Plat
8. Development Review Board Staff Report
9. Development Review Board Minutes
10. Desert Highlands Support Letter
11. Context Aerial with Context Site Plan
12. NAOS Plan
13. Conceptual Landscape/Wall Plan
14. ESLO Hardship Detail





ESLO Hardship Exemption

Application Submittal Requirements

Justification for Exemption

The City Council may authorize a ESLO Hardship Exemption if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption complies; you may attach a separate sheet if you need more room.

1. Demonstrated Substantial Hardship that would reduce the ability to use the parcel(s):

In the full 15' sideyard setback, as required on each property, the lots would need to be wider and therefore fewer lots could be accommodated once the washes and scenic corridors are dedicated and the rest of the NAOS allocation is applied.

2. The requested exemption is consistent with the intent and purpose of the ESL Ordinance:

The full intent of the ordinance is met with regard to providing drainage and wildlife corridors between properties in existing washes.

3. The application of the new ESLO standards does not achieve significant benefit for protection of the environment and community:

Not applicable. Drainage and open spaces requirements will be provided behind and between development areas.

4. The requested exemption is in conformance with a previously adopted version of the ESL Ordinance:

The requested exemption is in conformance with the past version of the ESL Ordinance in that natural area open space is proposed in washes and the scenic corridor.

ATTACHMENT #2

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

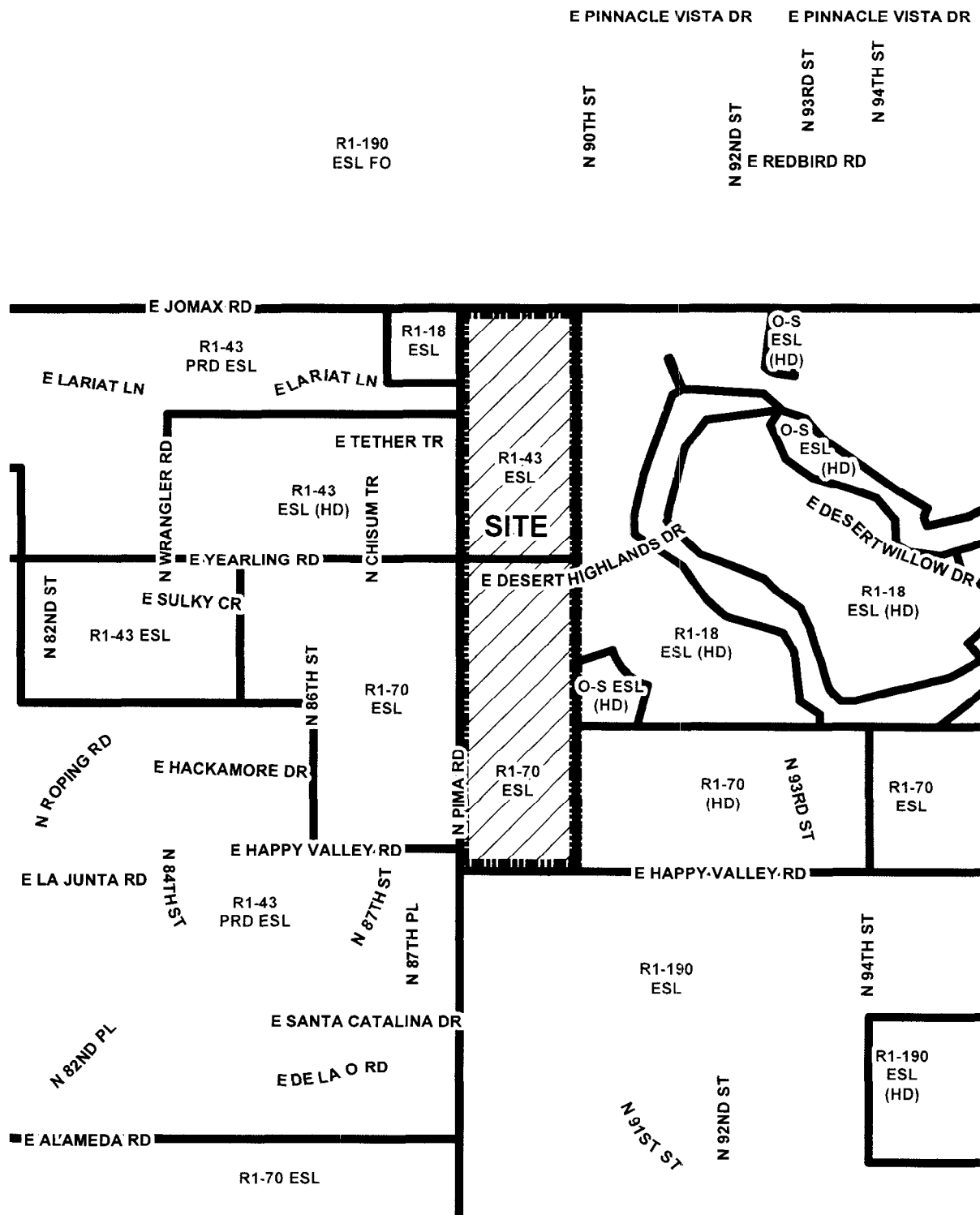
ESLO Hardship Exemption

Case number: 178-PA-2004
Project name: Pinnacle Peak Place

Request:

Exempt the development from the 15' setback for side yard walls for the entire project. However, on the south side of the project in the R1-70 section, the minimum dimension between side yard walls on adjacent lots will be 30' and/or the distance between any side yard wall and an adjacent structure will be a minimum of 30'. In the north half of the project, in the R1-43 section, the minimum distance between side yard walls on adjacent lots will be 15' and/or the distance between any side yard wall and an adjacent structure will be a minimum of 15'. Rear walls shall be allowed to run continuously over the side yards on the following lots: Lots 68 and 69; 51 through 55; 33 and 34; 13 and 14; 19 and 20.

At these locations, a 2' high x 3' wide opening for drainage and wildlife will be included on each side yard property line.



2-HE-2004

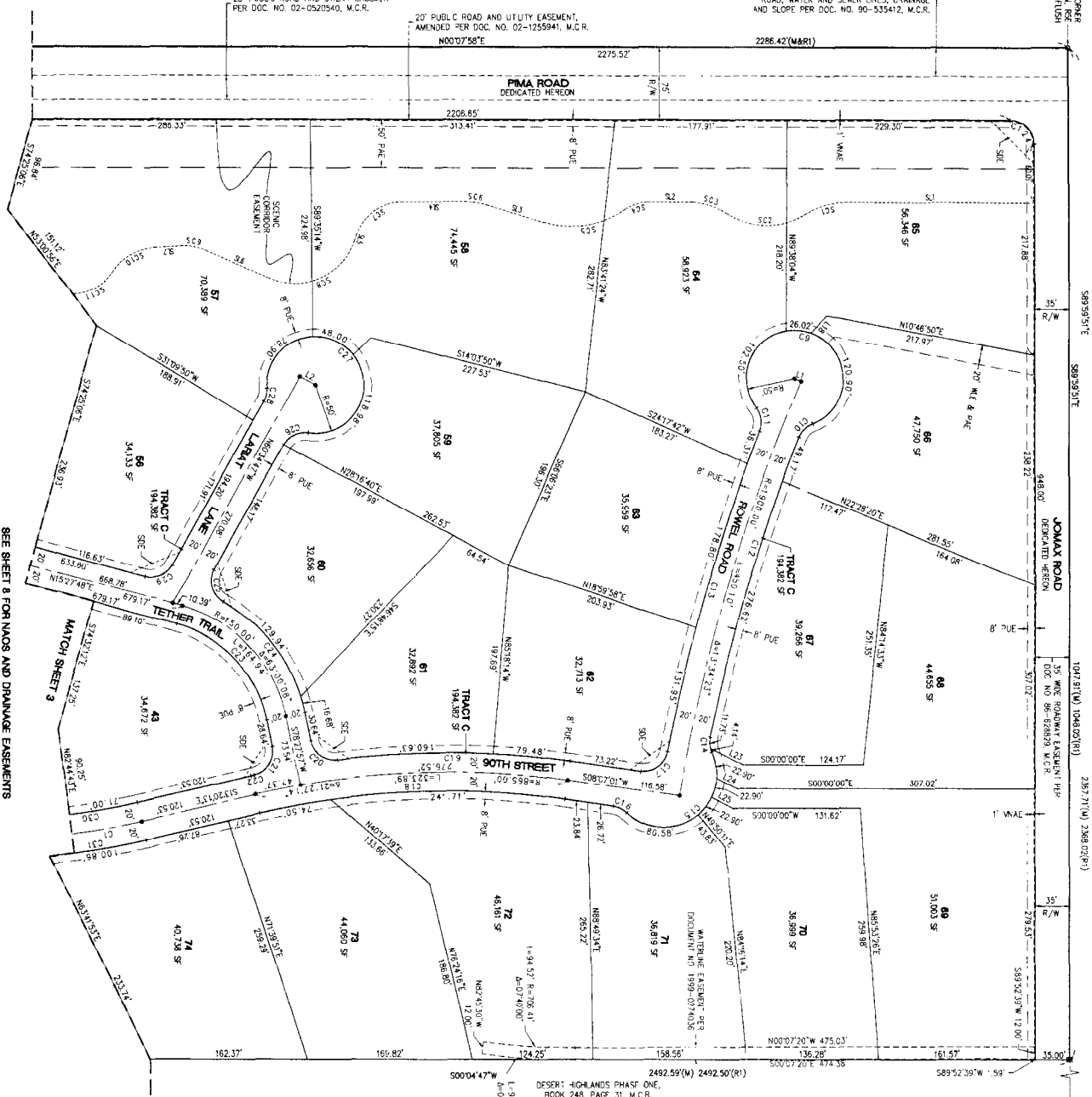
ATTACHMENT #5

NORTHWEST CORNER
SECTION 6, 1/4N, R5E
TO BRASS CAP FLUSH

30' RIGHT-OF-WAY EASEMENT FOR PUBLIC
ROAD, WATER AND SEWER LINES, DRAINAGE
AND SLOPE PER DOC. NO. 90-535412, M.C.R.

20' PUBLIC ROAD AND UTILITY EASEMENT,
AMENDED PER DOC. NO. 02-1255941, M.C.R.

25' PUBLIC ROAD AND UTILITY EASEMENT*
PER DOC. NO. 02-0520540, M.C.R.



1047.81' (W) 1046.02' (S)
35' WIDE ROADWAY EASEMENT PER
DOC. NO. 90-526829, M.C.R.

NORTH 1/4 CORNER
SECTION 6, 1/4N, R5E
TO BRASS CAP IN TOWER

BASIS OF BEARING
SOUTH 1/4 CORNER
SECTION 6, 1/4N, R5E
TO BRASS CAP IN TOWER

SCALE 1" = 50'

**SCENIC CORRIDOR EASEMENT
TANGENT DATA**

LINE	BEARING	DISTANCE
S1	S00°00'00"W	194.73
S2	S00°00'00"W	44.66
S3	S18°52'27"W	61.03
S4	S00°00'00"W	61.75
S5	S18°52'27"W	70.82
S6	S00°00'00"W	21.56
S7	S00°00'00"W	21.56

**SCENIC CORRIDOR EASEMENT
CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA
C1	75.00	42.85	32°43'56"
C2	75.00	42.85	32°43'56"
C3	75.00	42.85	32°43'56"
C4	75.00	42.85	32°43'56"
C5	75.00	42.85	32°43'56"
C6	75.00	42.85	32°43'56"
C7	75.00	42.85	32°43'56"
C8	75.00	42.85	32°43'56"
C9	75.00	42.85	32°43'56"
C10	75.00	42.85	32°43'56"
C11	75.00	42.85	32°43'56"
C12	75.00	42.85	32°43'56"
C13	75.00	42.85	32°43'56"
C14	75.00	42.85	32°43'56"
C15	75.00	42.85	32°43'56"
C16	75.00	42.85	32°43'56"
C17	75.00	42.85	32°43'56"
C18	75.00	42.85	32°43'56"
C19	75.00	42.85	32°43'56"
C20	75.00	42.85	32°43'56"
C21	75.00	42.85	32°43'56"
C22	75.00	42.85	32°43'56"
C23	75.00	42.85	32°43'56"
C24	75.00	42.85	32°43'56"
C25	75.00	42.85	32°43'56"
C26	75.00	42.85	32°43'56"
C27	75.00	42.85	32°43'56"
C28	75.00	42.85	32°43'56"
C29	75.00	42.85	32°43'56"
C30	75.00	42.85	32°43'56"
C31	75.00	42.85	32°43'56"
C32	75.00	42.85	32°43'56"
C33	75.00	42.85	32°43'56"
C34	75.00	42.85	32°43'56"
C35	75.00	42.85	32°43'56"
C36	75.00	42.85	32°43'56"
C37	75.00	42.85	32°43'56"
C38	75.00	42.85	32°43'56"
C39	75.00	42.85	32°43'56"
C40	75.00	42.85	32°43'56"
C41	75.00	42.85	32°43'56"
C42	75.00	42.85	32°43'56"
C43	75.00	42.85	32°43'56"
C44	75.00	42.85	32°43'56"
C45	75.00	42.85	32°43'56"
C46	75.00	42.85	32°43'56"
C47	75.00	42.85	32°43'56"
C48	75.00	42.85	32°43'56"
C49	75.00	42.85	32°43'56"
C50	75.00	42.85	32°43'56"
C51	75.00	42.85	32°43'56"
C52	75.00	42.85	32°43'56"
C53	75.00	42.85	32°43'56"
C54	75.00	42.85	32°43'56"
C55	75.00	42.85	32°43'56"
C56	75.00	42.85	32°43'56"
C57	75.00	42.85	32°43'56"
C58	75.00	42.85	32°43'56"
C59	75.00	42.85	32°43'56"
C60	75.00	42.85	32°43'56"
C61	75.00	42.85	32°43'56"
C62	75.00	42.85	32°43'56"
C63	75.00	42.85	32°43'56"
C64	75.00	42.85	32°43'56"
C65	75.00	42.85	32°43'56"
C66	75.00	42.85	32°43'56"
C67	75.00	42.85	32°43'56"
C68	75.00	42.85	32°43'56"
C69	75.00	42.85	32°43'56"
C70	75.00	42.85	32°43'56"
C71	75.00	42.85	32°43'56"
C72	75.00	42.85	32°43'56"
C73	75.00	42.85	32°43'56"
C74	75.00	42.85	32°43'56"
C75	75.00	42.85	32°43'56"

CL, R/W LOT TANGENT DATA

LINE	BEARING	DISTANCE
L1	N02°00'00"E	7.00
L2	S02°00'00"W	13.00
L3	S02°00'00"W	13.00
L4	S02°00'00"W	24.51
L5	S02°00'00"W	25.06

CL, R/W LOT TANGENT DATA

CURVE	RADIUS	LENGTH	DELTA
C1	50.00	288.46	27°46'55"
C2	50.00	288.46	27°46'55"
C3	50.00	288.46	27°46'55"
C4	50.00	288.46	27°46'55"
C5	50.00	288.46	27°46'55"
C6	50.00	288.46	27°46'55"
C7	50.00	288.46	27°46'55"
C8	50.00	288.46	27°46'55"
C9	50.00	288.46	27°46'55"
C10	50.00	288.46	27°46'55"
C11	50.00	288.46	27°46'55"
C12	50.00	288.46	27°46'55"
C13	50.00	288.46	27°46'55"
C14	50.00	288.46	27°46'55"
C15	50.00	288.46	27°46'55"
C16	50.00	288.46	27°46'55"
C17	50.00	288.46	27°46'55"
C18	50.00	288.46	27°46'55"
C19	50.00	288.46	27°46'55"
C20	50.00	288.46	27°46'55"
C21	50.00	288.46	27°46'55"
C22	50.00	288.46	27°46'55"
C23	50.00	288.46	27°46'55"
C24	50.00	288.46	27°46'55"
C25	50.00	288.46	27°46'55"
C26	50.00	288.46	27°46'55"
C27	50.00	288.46	27°46'55"
C28	50.00	288.46	27°46'55"
C29	50.00	288.46	27°46'55"
C30	50.00	288.46	27°46'55"
C31	50.00	288.46	27°46'55"
C32	50.00	288.46	27°46'55"
C33	50.00	288.46	27°46'55"
C34	50.00	288.46	27°46'55"
C35	50.00	288.46	27°46'55"
C36	50.00	288.46	27°46'55"
C37	50.00	288.46	27°46'55"
C38	50.00	288.46	27°46'55"
C39	50.00	288.46	27°46'55"
C40	50.00	288.46	27°46'55"
C41	50.00	288.46	27°46'55"
C42	50.00	288.46	27°46'55"
C43	50.00	288.46	27°46'55"
C44	50.00	288.46	27°46'55"
C45	50.00	288.46	27°46'55"
C46	50.00	288.46	27°46'55"
C47	50.00	288.46	27°46'55"
C48	50.00	288.46	27°46'55"
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C52	50.00	288.46	27°46'55"
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C54	50.00	288.46	27°46'55"
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C56	50.00	288.46	27°46'55"
C57	50.00	288.46	27°46'55"
C58	50.00	288.46	27°46'55"
C59	50.00	288.46	27°46'55"
C60	50.00	288.46	27°46'55"
C61	50.00	288.46	27°46'55"
C62	50.00	288.46	27°46'55"
C63	50.00	288.46	27°46'55"
C64	50.00	288.46	27°46'55"
C65	50.00	288.46	27°46'55"
C66	50.00	288.46	27°46'55"
C67	50.00	288.46	27°46'55"
C68	50.00	288.46	27°46'55"
C69	50.00	288.46	27°46'55"
C70	50.00	288.46	27°46'55"
C71	50.00	288.46	27°46'55"
C72	50.00	288.46	27°46'55"
C73	50.00	288.46	27°46'55"
C74	50.00	288.46	27°46'55"
C75	50.00	288.46	27°46'55"

SEE SHEET 8 FOR VADS AND DRAINAGE EASEMENTS

SEE SHEET 3 FOR LEGEND

FINAL PLAT OF "PINNACLE PEAK PLACE"

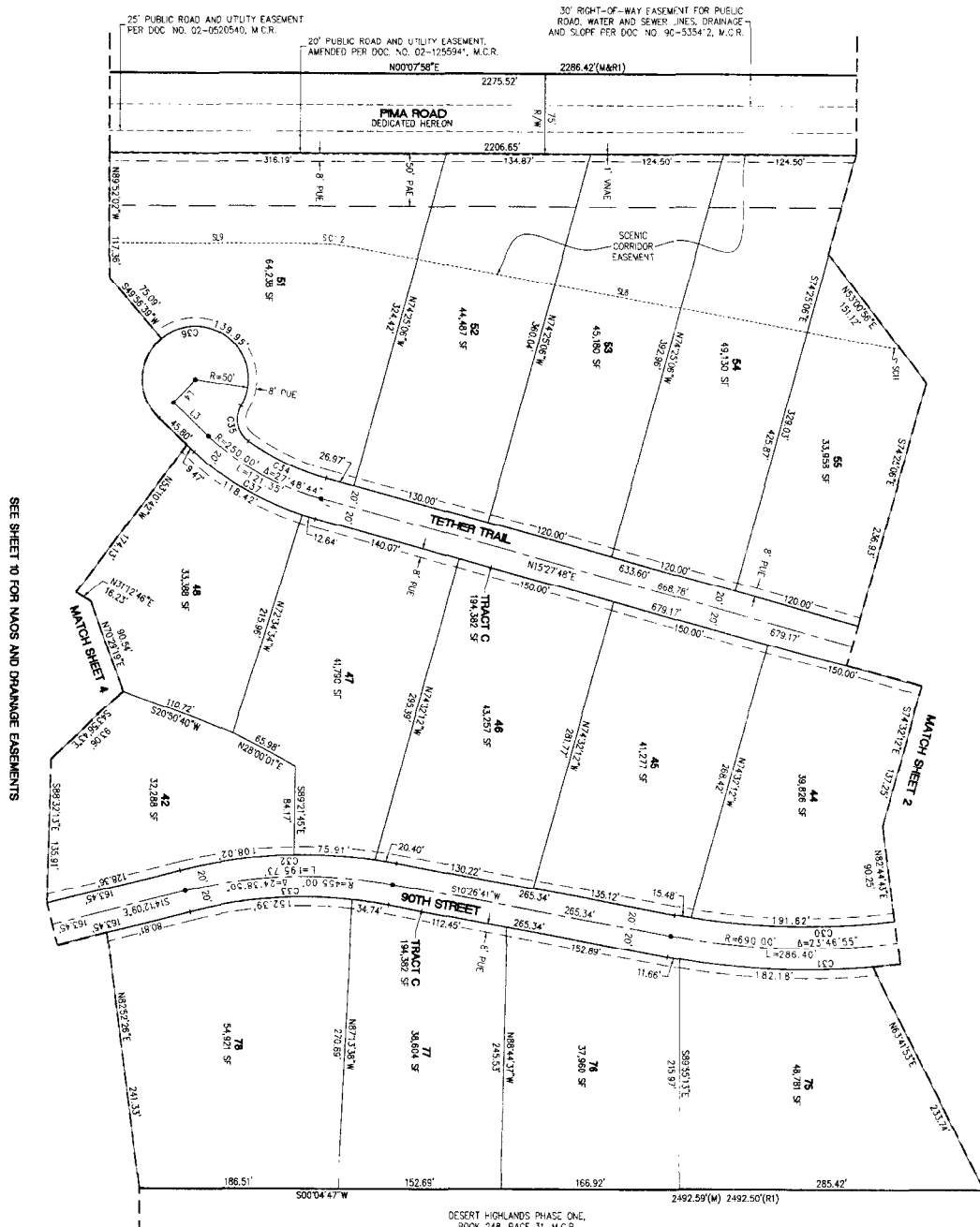
A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W R
DESIGN INC.
9077 N. 90th Street Suite #350 Scottsdale, AZ 85258
Tel. 602.977.8000 Fax. 602.977.8099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS



DATE: 1-20-04
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: [Name]
SHEET TITLE: FINAL PLAT
SHEET NUMBER: 2 OF 20

CURVE	RADIUS	LENGTH	DELTA
SC11	50.00'	59.65'	68°19'42"
SC12	200.00'	36.50'	107°17'22"



LINE	BEARING	DISTANCE
L3	S45°16'32"W	45.80'
L4	S46°43'28"E	30.00'

CURVE	RADIUS	LENGTH	DELTA
C30	610.00'	229.10'	23.66.55"
C31	710.00'	294.70'	23.46.55"
C32	475.00'	204.33'	24.38.50"
C33	415.00'	187.13'	24.58.50"
C34	230.00'	80.94'	20.09.44"
C35	25.00'	36.95'	84.41.12"
C36	50.00'	224.31'	25.02.12"
C37	270.00'	131.08'	27.48.44"

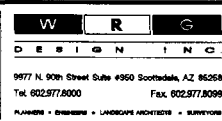
SCALE 1" = 50'

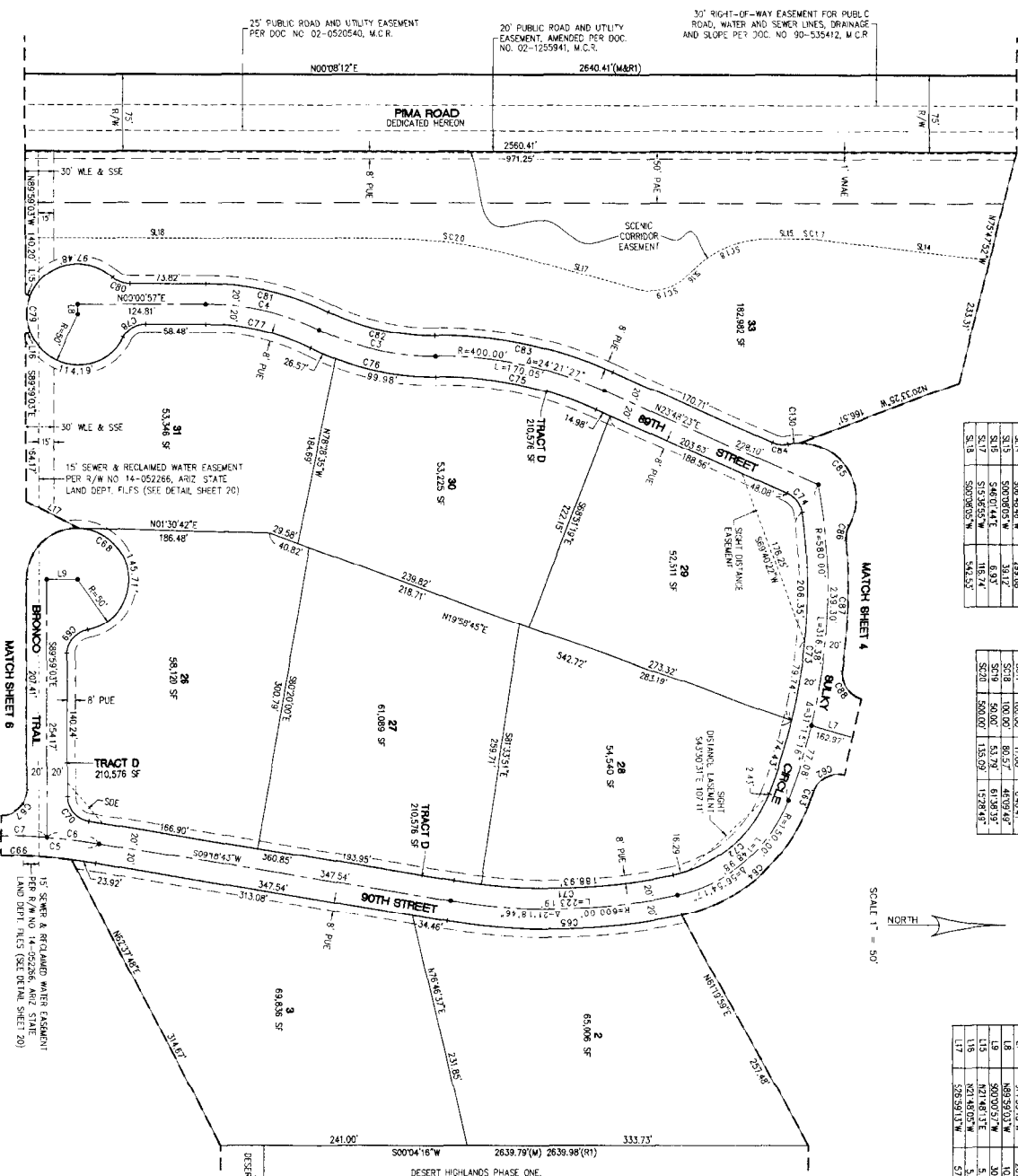
LEGEND

- | | |
|--------|--|
| TU | FOUND |
| SF | SQUARE FEET |
| (A) | DISTANCE MEASURED BETWEEN |
| (B) | TO OF SETBACKS |
| (C) | TO OF SETBACKS |
| (D) | STATION NUMBER 201' FROM 94' M.C.R. |
| R | RADIUS |
| L | LENGTH |
| A | M.E.T. |
| M.C.R. | MARYLAND COUNTY RECORDS |
| P.L.S. | REGISTERED LAND SURVEYOR |
| B/W | RIGHT-OF-WAY |
| PUE | PUBLIC UTILITY EASEMENT |
| NACS | NATURAL AREA OPEN SPACE |
| VAE | VEHICULAR NON-ACCESS EASEMENT |
| WE | WATERLINE EASEMENT |
| SE | SANITARY SEWER EASEMENT |
| PUE | RECLAIMED WATER EASEMENT |
| PAC | PARTIAL ACCESS EASEMENT |
| SAE | 35' X 35' SOUTH RIGHT-OF-WAY
SEE TYPICAL DETAIL SHEET 20 |
| O | FOUND MONUMENT AS NOTED |
| ■ | CORNER OF THE SUBDIVISION TO BE SET
BY THIS MONUMENT TO BE SET AT THE
INTERSECTION OF THE PROPERTY LINE
AND THE CENTERLINE OF THE ROAD.
SEE TYPICAL DETAIL SHEET 20 FOR
MAG 20-1 TYPE "B" |
| - | BOUNDARY LINE |
| - | ROAD CENTERLINE (CL) |
| - | PUBLIC UTILITY EASEMENT LINE |
| - | VEHICULAR NON-ACCESS EASEMENT LINE |
| - | PARTIAL ACCESS EASEMENT LINE |
| - | SEWER CORRIDOR EASEMENT LINE |
| - | NATURAL AREA OPEN SPACE EASEMENT LINE |
| - | DRAINAGE EASEMENT LINE |
| - | LAWSONE EASEMENT LINE |
| - | SOUTH DISTANCE EASEMENT LINE |

FINAL PLAT OF
"PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





SCENIC CORRIDOR EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE
S14	S86°44'44"W	299.86'
S15	S00°00'00"W	311.72'
S16	S86°44'44"W	185.37'
S17	S00°00'00"W	185.37'
S18	S00°00'00"W	546.55'

SCENIC CORRIDOR EASEMENT CURVE DATA

LINE	RADIUS	LENGTH	BE/TA
C17	100.00'	11.66'	6.60/41°
C18	100.00'	80.57'	48.99/47°
C19	50.00'	53.46'	61.38/31°
C20	50.00'	118.09'	15.62/39°

Q.L.B.W. LOT TANGENT DATA

LINE	BEARING	DISTANCE
L17	S14°51'13"W	207.54'
L18	N03°30'13"E	16.00'
L19	N02°48'13"E	5.00'
L20	N01°48'05"W	5.13'
L21	S08°59'13"W	57.97'

- LEGEND**
- FD - FOUND
 - ST - SQUARE FEET
 - (M) - DISTANCE MEASURED BETWEEN P1 OR SET MONUMENTS
 - (R1) - RECORD DATA PER RESULT OF SURVEY, BOOK 201, PAGE 9, M.C.R.
 - R - RADIUS
 - L - LENGTH
 - Δ - DELTA
 - M.C.R. - MARICOPA COUNTY RECORDS
 - R.L.S. - REGISTERED LAND SURVEYOR
 - R/W - RIGHT-OF-WAY
 - PUE - PUBLIC UTILITY EASEMENT
 - MAOS - NATURAL AREA OPEN SPACE
 - VAE - VEHICLE AIR NON-ACCESS EASEMENT
 - WLE - WATERLINE EASEMENT
 - SEE - SANITARY SEWER EASEMENT
 - RWE - RECLAIMED WATER EASEMENT
 - PAC - PUBLIC ACCESS EASEMENT
 - SDE - SET 1/2" P.O.D. DETAIL SHEET 20
 - 30' X 30' SET DISTANCE EASEMENT
 - O - FENCED MONUMENT TO BE SET AT THE CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED, R.L.S. #6206
 - MAO 120-1 TYPE "C"
 - BRASS CAP MONUMENT TO BE SET AT THE CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED, R.L.S. #6206
 - BRASS CAP MONUMENT TO BE SET AT THE CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED, R.L.S. #6206
 - ROAD CENTERLINE (CL)
 - PUBLIC UTILITY EASEMENT LINE
 - VEHICULAR NON-ACCESS EASEMENT LINE
 - PUBLIC ACCESS EASEMENT LINE
 - SCENIC CORRIDOR EASEMENT LINE
 - NATURAL AREA OPEN SPACE EASEMENT LINE
 - DRAINAGE EASEMENT LINE
 - LANDSCAPE EASEMENT LINE
 - SET DISTANCE EASEMENT LINE

Q.L.B.W. LOT CURVE DATA

LINE	RADIUS	LENGTH	BE/TA
C4	250.00'	114.70'	28.71/16°
C5	600.00'	286.45'	29.18/30°
C6	600.00'	51.24'	4.53/36°
C7	600.00'	245.20'	23.74/34°
C8	250.00'	33.36'	8.93/14°
C9	600.00'	18.00'	1.43/35°
C10	600.00'	208.64'	21.18/46°
C11	600.00'	28.18/30°	2.18/30°
C12	250.00'	33.36'	8.93/14°
C13	250.00'	33.36'	8.93/14°
C14	250.00'	33.36'	8.93/14°
C15	250.00'	33.36'	8.93/14°
C16	250.00'	33.36'	8.93/14°
C17	250.00'	33.36'	8.93/14°
C18	250.00'	33.36'	8.93/14°
C19	250.00'	33.36'	8.93/14°
C20	250.00'	33.36'	8.93/14°
C21	250.00'	33.36'	8.93/14°
C22	250.00'	33.36'	8.93/14°
C23	250.00'	33.36'	8.93/14°
C24	250.00'	33.36'	8.93/14°
C25	250.00'	33.36'	8.93/14°
C26	250.00'	33.36'	8.93/14°
C27	250.00'	33.36'	8.93/14°
C28	250.00'	33.36'	8.93/14°
C29	250.00'	33.36'	8.93/14°
C30	250.00'	33.36'	8.93/14°
C31	250.00'	33.36'	8.93/14°
C32	250.00'	33.36'	8.93/14°
C33	250.00'	33.36'	8.93/14°
C34	250.00'	33.36'	8.93/14°
C35	250.00'	33.36'	8.93/14°
C36	250.00'	33.36'	8.93/14°
C37	250.00'	33.36'	8.93/14°
C38	250.00'	33.36'	8.93/14°
C39	250.00'	33.36'	8.93/14°
C40	250.00'	33.36'	8.93/14°
C41	250.00'	33.36'	8.93/14°
C42	250.00'	33.36'	8.93/14°
C43	250.00'	33.36'	8.93/14°
C44	250.00'	33.36'	8.93/14°
C45	250.00'	33.36'	8.93/14°
C46	250.00'	33.36'	8.93/14°
C47	250.00'	33.36'	8.93/14°
C48	250.00'	33.36'	8.93/14°
C49	250.00'	33.36'	8.93/14°
C50	250.00'	33.36'	8.93/14°
C51	250.00'	33.36'	8.93/14°
C52	250.00'	33.36'	8.93/14°
C53	250.00'	33.36'	8.93/14°
C54	250.00'	33.36'	8.93/14°
C55	250.00'	33.36'	8.93/14°
C56	250.00'	33.36'	8.93/14°
C57	250.00'	33.36'	8.93/14°
C58	250.00'	33.36'	8.93/14°
C59	250.00'	33.36'	8.93/14°
C60	250.00'	33.36'	8.93/14°
C61	250.00'	33.36'	8.93/14°
C62	250.00'	33.36'	8.93/14°
C63	250.00'	33.36'	8.93/14°
C64	250.00'	33.36'	8.93/14°
C65	250.00'	33.36'	8.93/14°
C66	250.00'	33.36'	8.93/14°
C67	250.00'	33.36'	8.93/14°
C68	250.00'	33.36'	8.93/14°
C69	250.00'	33.36'	8.93/14°
C70	250.00'	33.36'	8.93/14°
C71	250.00'	33.36'	8.93/14°
C72	250.00'	33.36'	8.93/14°
C73	250.00'	33.36'	8.93/14°
C74	250.00'	33.36'	8.93/14°
C75	250.00'	33.36'	8.93/14°
C76	250.00'	33.36'	8.93/14°
C77	250.00'	33.36'	8.93/14°
C78	250.00'	33.36'	8.93/14°
C79	250.00'	33.36'	8.93/14°
C80	250.00'	33.36'	8.93/14°
C81	250.00'	33.36'	8.93/14°
C82	250.00'	33.36'	8.93/14°
C83	250.00'	33.36'	8.93/14°
C84	250.00'	33.36'	8.93/14°
C85	250.00'	33.36'	8.93/14°
C86	250.00'	33.36'	8.93/14°
C87	250.00'	33.36'	8.93/14°
C88	250.00'	33.36'	8.93/14°
C89	250.00'	33.36'	8.93/14°
C90	250.00'	33.36'	8.93/14°
C91	250.00'	33.36'	8.93/14°
C92	250.00'	33.36'	8.93/14°
C93	250.00'	33.36'	8.93/14°
C94	250.00'	33.36'	8.93/14°
C95	250.00'	33.36'	8.93/14°
C96	250.00'	33.36'	8.93/14°
C97	250.00'	33.36'	8.93/14°
C98	250.00'	33.36'	8.93/14°
C99	250.00'	33.36'	8.93/14°
C100	250.00'	33.36'	8.93/14°

SEE SHEET 4 FOR MAOS AND DRAINAGE EASEMENTS

DATE: 11-2-06
DRAWN: [Signature]
CHECKED: [Signature]
DESIGNED: [Signature]
SURVEYED: [Signature]
FINAL PLAT



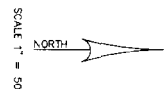
FINAL PLAT OF "PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

W R DESIGN INC.

1917 N. 10TH STREET SUITE 1000 SCOTTSDALE, AZ 85256
Tel. 802.877.8000 Fax. 802.877.8099
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

CURVE	RADIUS	LENGTH	DELTA
SC21	50.00'	47.79'	54.45.39"
SC22	100.00'	172.15'	65.59.07"
SC23	100.00'	26.57'	151.3.28"
SC24	40.00'	36.45'	52.13.00"
SC25	50.00'	53.30'	61D.4.45"

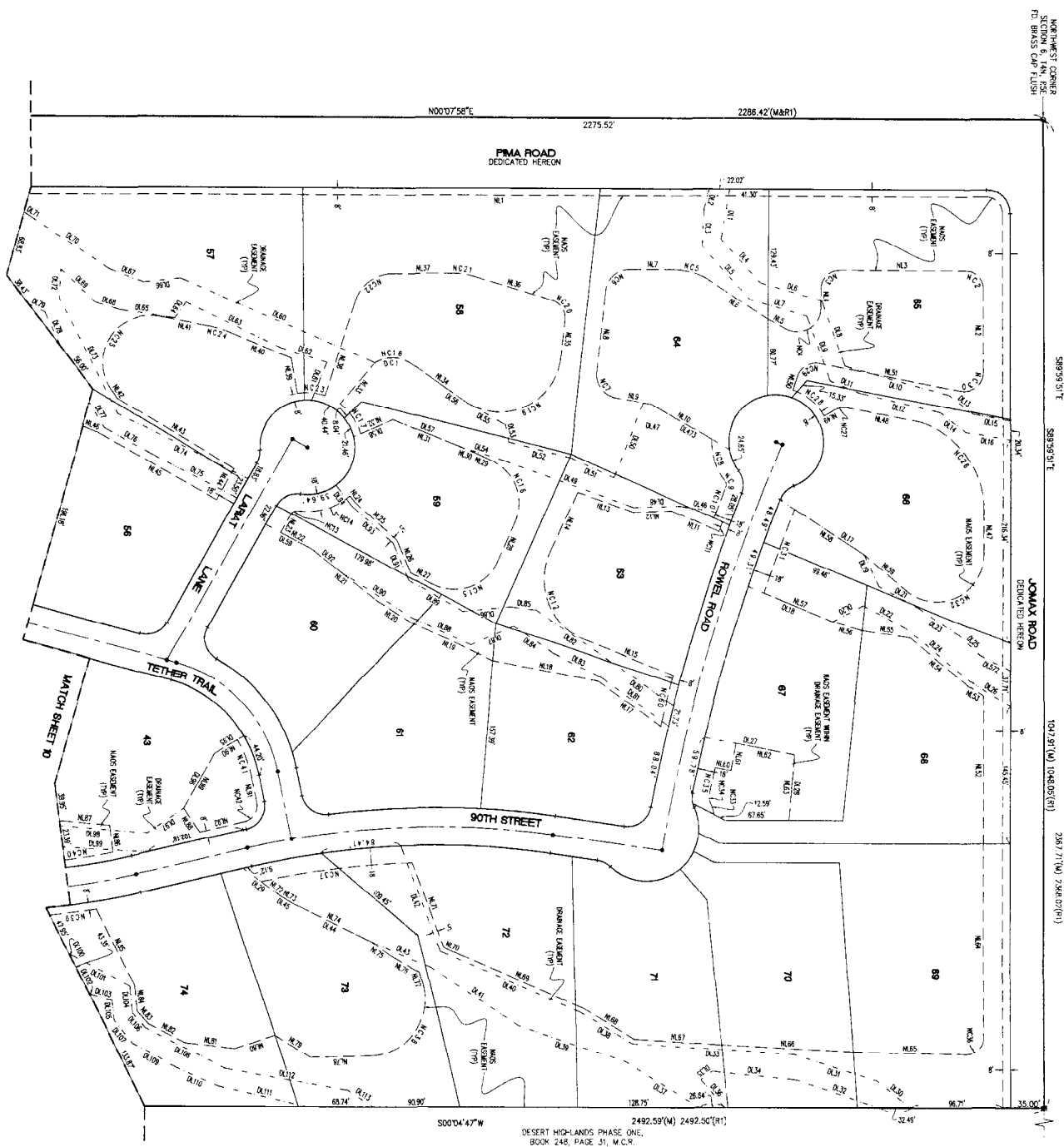


CHAR#	ROW#	LENGTH	DELTA
05	600.07	296.45	2818.90
06	600.07	245.50	2374.44
06	590.00	266.96	2818.90
06	590.00	39.11	9007.95
08	610.00	206.75	1936.23
08	610.00	158.75	1934.94
08	580.30	19.46	1904.04
08	580.30	33.69	7509.35
09	540.57	190.21	1135.37
09	540.57	28.03	264.40
09	540.57	248.28	264.40
09	540.57	18.05	4171.34
09	540.57	184.79	1173.91
09	540.57	44.69	10252.53
09	540.57	73.65	18017.95
09	540.57	78.85	9179.45
09	540.57	42.36	5046.45

LEGEND

FD - FRONT
SF - SQUARE FEET
(A) - DISTANCE MEASURED BETWEEN FD OR SET POINTS
(P1) - RECORD DATA PER RESULT OF SURVEY, BLOCK 280, PAGE B, M.C.R.
R - RADIOS
L - LENGTH
Δ - DELTA
M.C.R. - METROPOLITAN COUNTY RECORDS
P1-S - RECORDED DATA STATEWIDE
R/W - RIGHT-OF-WAY
PUE - PUBLIC UTILITY EXCAVANT
NAGS - NATURAL AREA OPEN SPACE
VME - VEHICULAR NON ACCESS FASIMENT
WE - WATERLINE EXCIMENT
SEE - SANITARY SEWER EXCIMENT
RME - RECLAIMED WATER EXCIMENT
PAE - PUBLIC ACCESS FASIMENT
SDE - 35 X 35 SOUTH DUTCH SHEET 20
O - 10'X10' WOODMAN AS NOTED
■ - CORNER OF THIS SUBDIVISION TO BE SET
■ - CORNER OF THIS SUBDIVISION TO BE SET
W/ 20' ± 1 FEET C
BRESS CAP AMOUNTING TO BE SET AT THE
STREET IMPROVEMENTS BY PAVING CONTRIBUTION
M/G 120' ± THE B

— BOUNDARY LINE
— ROAD CENTERLINE (CL)
— PUBLIC UTILITY EXCIMENT LINE
— VEHICULAR NON ACCESS EXCIMENT LINE
— PUBLIC ACCESS FASIMENT LINE
— SCENE COORDINATE EXCIMENT LINE
— NATURAL AREA OPEN SPACE EXCIMENT LINE
— BRIDGE FASIMENT LINE
— LANDSCAPE EXCIMENT LINE
— SOUTH DISTANCE FASIMENT LINE



MASS & DRAINAGE EASEMENT TABLES FOR SHEET 8

DRAINAGE EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D1	N80°10'00"W	54.01	D1	S21°31'31"E	43.81
D2	S75°10'00"E	22.66	D2	S75°14'10"W	54.04
D3	S87°08'33"E	36.66	D3	S74°14'10"W	22.34
D4	S47°46'27"W	61.83	D4	N67°41'10"E	51.33
D5	N47°46'27"E	78.78	D5	S71°14'10"E	51.33
D6	S71°14'10"E	51.33	D6	S71°14'10"E	51.33
D7	N67°41'10"E	62.43	D7	S71°14'10"E	51.33
D8	S70°39'46"W	73.91	D8	S69°07'02"W	50.27
D9	N70°15'00"E	73.11	D9	S66°55'44"E	38.60
D10	S71°14'10"E	11.84	D10	S71°14'10"E	38.67
D11	N22°02'32"E	33.07	D11	S71°14'10"E	27.18
D12	N13°38'33"E	68.58	D12	S71°14'10"E	50.38
D13	S71°14'10"E	32.80	D13	S71°14'10"E	50.38
D14	N87°28'32"E	32.80	D14	S71°14'10"E	50.38
D15	S10°26'19"W	39.27	D15	S68°24'02"E	30.69
D16	N10°26'19"E	47.95	D16	N63°24'02"E	131.14
D17	N53°23'33"E	105.93	D17	N63°24'02"E	131.14
D18	N62°48'33"E	96.28	D18	N62°48'33"E	105.93
D19	N62°48'33"E	96.28	D19	N62°48'33"E	105.93
D20	N62°48'33"E	96.28	D20	N62°48'33"E	105.93
D21	N62°48'33"E	96.28	D21	N62°48'33"E	105.93
D22	N62°48'33"E	96.28	D22	N62°48'33"E	105.93
D23	N62°48'33"E	96.28	D23	N62°48'33"E	105.93
D24	N62°48'33"E	96.28	D24	N62°48'33"E	105.93
D25	N62°48'33"E	96.28	D25	N62°48'33"E	105.93
D26	N62°48'33"E	96.28	D26	N62°48'33"E	105.93
D27	N62°48'33"E	96.28	D27	N62°48'33"E	105.93
D28	N62°48'33"E	96.28	D28	N62°48'33"E	105.93
D29	N62°48'33"E	96.28	D29	N62°48'33"E	105.93
D30	N62°48'33"E	96.28	D30	N62°48'33"E	105.93
D31	N62°48'33"E	96.28	D31	N62°48'33"E	105.93
D32	N62°48'33"E	96.28	D32	N62°48'33"E	105.93
D33	N62°48'33"E	96.28	D33	N62°48'33"E	105.93
D34	N62°48'33"E	96.28	D34	N62°48'33"E	105.93
D35	N62°48'33"E	96.28	D35	N62°48'33"E	105.93
D36	N62°48'33"E	96.28	D36	N62°48'33"E	105.93
D37	N62°48'33"E	96.28	D37	N62°48'33"E	105.93
D38	N62°48'33"E	96.28	D38	N62°48'33"E	105.93
D39	N62°48'33"E	96.28	D39	N62°48'33"E	105.93
D40	N62°48'33"E	96.28	D40	N62°48'33"E	105.93
D41	N62°48'33"E	96.28	D41	N62°48'33"E	105.93
D42	N62°48'33"E	96.28	D42	N62°48'33"E	105.93
D43	N62°48'33"E	96.28	D43	N62°48'33"E	105.93
D44	N62°48'33"E	96.28	D44	N62°48'33"E	105.93
D45	N62°48'33"E	96.28	D45	N62°48'33"E	105.93
D46	N62°48'33"E	96.28	D46	N62°48'33"E	105.93
D47	N62°48'33"E	96.28	D47	N62°48'33"E	105.93
D48	N62°48'33"E	96.28	D48	N62°48'33"E	105.93
D49	N62°48'33"E	96.28	D49	N62°48'33"E	105.93
D50	N62°48'33"E	96.28	D50	N62°48'33"E	105.93
D51	N62°48'33"E	96.28	D51	N62°48'33"E	105.93
D52	N62°48'33"E	96.28	D52	N62°48'33"E	105.93
D53	N62°48'33"E	96.28	D53	N62°48'33"E	105.93
D54	N62°48'33"E	96.28	D54	N62°48'33"E	105.93
D55	N62°48'33"E	96.28	D55	N62°48'33"E	105.93
D56	N62°48'33"E	96.28	D56	N62°48'33"E	105.93
D57	N62°48'33"E	96.28	D57	N62°48'33"E	105.93

DRAINAGE EASEMENT
CURVE DATA

CURVE	POINTS	LENGTH	DELTA
D1	35.00'	40.86'	66.53°15'

MASS EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
N1	S50°07'58"W	100.11	N1	S89°59'17"E	46.31
N2	S89°59'17"E	46.31	N2	N10°46'50"E	82.86
N3	N10°46'50"E	82.86	N3	N23°12'23"W	8.83
N4	N23°12'23"W	8.83	N4	S90°00'00"W	21.02
N5	S90°00'00"W	21.02	N5	S10°14'53"E	15.13
N6	S10°14'53"E	15.13	N6	S10°14'53"E	15.13
N7	S10°14'53"E	15.13	N7	S10°14'53"E	15.13
N8	S10°14'53"E	15.13	N8	S10°14'53"E	15.13
N9	S10°14'53"E	15.13	N9	S10°14'53"E	15.13
N10	S10°14'53"E	15.13	N10	S10°14'53"E	15.13
N11	S10°14'53"E	15.13	N11	S10°14'53"E	15.13
N12	S10°14'53"E	15.13	N12	S10°14'53"E	15.13
N13	S10°14'53"E	15.13	N13	S10°14'53"E	15.13
N14	S10°14'53"E	15.13	N14	S10°14'53"E	15.13
N15	S10°14'53"E	15.13	N15	S10°14'53"E	15.13
N16	S10°14'53"E	15.13	N16	S10°14'53"E	15.13
N17	S10°14'53"E	15.13	N17	S10°14'53"E	15.13
N18	S10°14'53"E	15.13	N18	S10°14'53"E	15.13
N19	S10°14'53"E	15.13	N19	S10°14'53"E	15.13
N20	S10°14'53"E	15.13	N20	S10°14'53"E	15.13
N21	S10°14'53"E	15.13	N21	S10°14'53"E	15.13
N22	S10°14'53"E	15.13	N22	S10°14'53"E	15.13
N23	S10°14'53"E	15.13	N23	S10°14'53"E	15.13
N24	S10°14'53"E	15.13	N24	S10°14'53"E	15.13
N25	S10°14'53"E	15.13	N25	S10°14'53"E	15.13
N26	S10°14'53"E	15.13	N26	S10°14'53"E	15.13
N27	S10°14'53"E	15.13	N27	S10°14'53"E	15.13
N28	S10°14'53"E	15.13	N28	S10°14'53"E	15.13
N29	S10°14'53"E	15.13	N29	S10°14'53"E	15.13
N30	S10°14'53"E	15.13	N30	S10°14'53"E	15.13
N31	S10°14'53"E	15.13	N31	S10°14'53"E	15.13
N32	S10°14'53"E	15.13	N32	S10°14'53"E	15.13
N33	S10°14'53"E	15.13	N33	S10°14'53"E	15.13
N34	S10°14'53"E	15.13	N34	S10°14'53"E	15.13
N35	S10°14'53"E	15.13	N35	S10°14'53"E	15.13
N36	S10°14'53"E	15.13	N36	S10°14'53"E	15.13
N37	S10°14'53"E	15.13	N37	S10°14'53"E	15.13
N38	S10°14'53"E	15.13	N38	S10°14'53"E	15.13
N39	S10°14'53"E	15.13	N39	S10°14'53"E	15.13
N40	S10°14'53"E	15.13	N40	S10°14'53"E	15.13
N41	S10°14'53"E	15.13	N41	S10°14'53"E	15.13
N42	S10°14'53"E	15.13	N42	S10°14'53"E	15.13
N43	S10°14'53"E	15.13	N43	S10°14'53"E	15.13
N44	S10°14'53"E	15.13	N44	S10°14'53"E	15.13
N45	S10°14'53"E	15.13	N45	S10°14'53"E	15.13
N46	S10°14'53"E	15.13	N46	S10°14'53"E	15.13
N47	S10°14'53"E	15.13	N47	S10°14'53"E	15.13
N48	S10°14'53"E	15.13	N48	S10°14'53"E	15.13
N49	S10°14'53"E	15.13	N49	S10°14'53"E	15.13
N50	S10°14'53"E	15.13	N50	S10°14'53"E	15.13
N51	S10°14'53"E	15.13	N51	S10°14'53"E	15.13
N52	S10°14'53"E	15.13	N52	S10°14'53"E	15.13
N53	S10°14'53"E	15.13	N53	S10°14'53"E	15.13
N54	S10°14'53"E	15.13	N54	S10°14'53"E	15.13
N55	S10°14'53"E	15.13	N55	S10°14'53"E	15.13
N56	S10°14'53"E	15.13	N56	S10°14'53"E	15.13
N57	S10°14'53"E	15.13	N57	S10°14'53"E	15.13
N58	S10°14'53"E	15.13	N58	S10°14'53"E	15.13
N59	S10°14'53"E	15.13	N59	S10°14'53"E	15.13
N60	S10°14'53"E	15.13	N60	S10°14'53"E	15.13

MASS EASEMENT CURVE DATA

CURVE	POINTS	LENGTH	DELTA
N1	35.00'	40.86'	66.53°15'
N2	35.00'	40.86'	66.53°15'
N3	35.00'	40.86'	66.53°15'
N4	35.00'	40.86'	66.53°15'
N5	35.00'	40.86'	66.53°15'
N6	35.00'	40.86'	66.53°15'
N7	35.00'	40.86'	66.53°15'
N8	35.00'	40.86'	66.53°15'
N9	35.00'	40.86'	66.53°15'
N10	35.00'	40.86'	66.53°15'
N11	35.00'	40.86'	66.53°15'
N12	35.00'	40.86'	66.53°15'
N13	35.00'	40.86'	66.53°15'
N14	35.00'	40.86'	66.53°15'
N15	35.00'	40.86'	66.53°15'
N16	35.00'	40.86'	66.53°15'
N17	35.00'	40.86'	66.53°15'
N18	35.00'	40.86'	66.53°15'
N19	35.00'	40.86'	66.53°15'
N20	35.00'	40.86'	66.53°15'
N21	35.00'	40.86'	66.53°15'
N22	35.00'	40.86'	66.53°15'
N23	35.00'	40.86'	66.53°15'
N24	35.00'	40.86'	66.53°15'
N25	35.00'	40.86'	66.53°15'
N26	35.00'	40.86'	66.53°15'
N27	35.00'	40.86'	66.53°15'
N28	35.00'	40.86'	66.53°15'
N29	35.00'	40.86'	66.53°15'
N30	35.00'	40.86'	66.53°15'
N31	35.00'	40.86'	66.53°15'
N32	35.00'	40.86'	66.53°15'
N33	35.00'	40.86'	66.53°15'
N34	35.00'	40.86'	66.53°15'
N35	35.00'	40.86'	66.53°15'
N36	35.00'	40.86'	66.53°15'
N37	35.00'	40.86'	66.53°15'
N38	35.00'	40.86'	66.53°15'
N39	35.00'	40.86'	66.53°15'
N40	35.00'	40.86'	66.53°15'
N41	35.00'	40.86'	66.53°15'
N42	35.00'	40.86'	66.53°15'
N43	35.00'	40.86'	66.53°15'
N44	35.00'	40.86'	66.53°15'
N45	35.00'	40.86'	66.53°15'
N46	35.00'	40.86'	66.53°15'
N47	35.00'	40.86'	66.53°15'
N48	35.00'	40.86'	66.53°15'
N49	35.00'	40.86'	66.53°15'
N50	35.00'	40.86'	66.53°15'
N51	35.00'	40.86'	66.53°15'
N52	35.00'	40.86'	66.53°15'
N53	35.00'	40.86'	66.53°15'
N54	35.00'	40.86'	66.53°15'
N55	35.00'	40.86'	66.53°15'
N56	35.00'	40.86'	66.53°15'
N57	35.00'	40.86'	66.53°15'
N58	35.00'	40.86'	66.53°15'
N59	35.00'	40.86'	66.53°15'
N60	35.00'	40.86'	66.53°15'

FINAL PLAN OF "PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DATE: 12-31-24
DRAWN: [Name]
CHECKED: [Name]
PROJECT # [Number]
SHEET TITLE: [Title]
TABLES: [List]
SHEET NUMBER: 9 OF 20

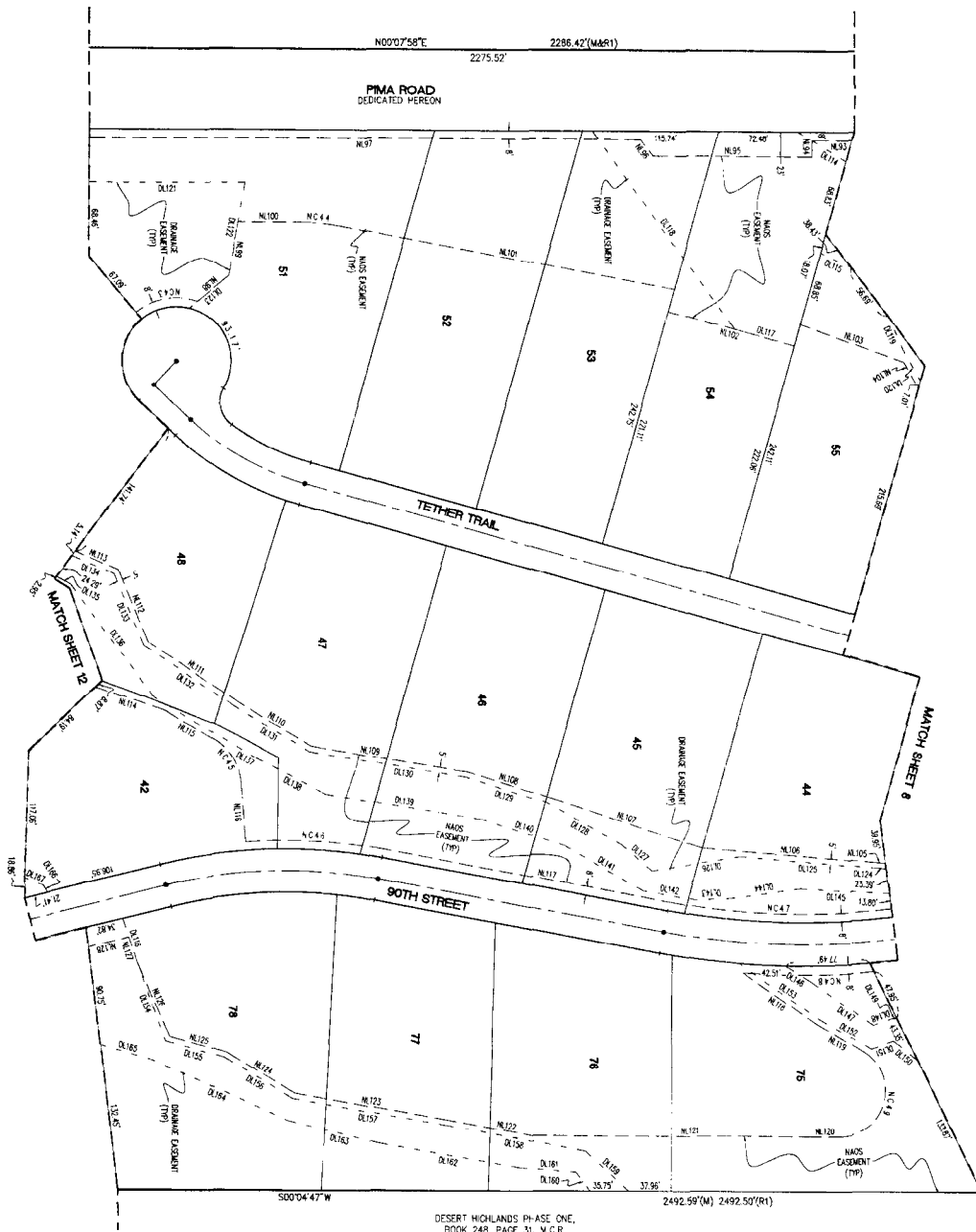
W

R

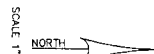
G

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DESERT HIGHLANDS PHASE ONE,
BOOK 248, PAGE 31, M.C.R.



SCALE 1" = 50'

SEE SHEET 11 FOR NAOS & DRAINAGE
EASEMENT TABLES

LEGEND

- FO - FOUND
- SR - SQUARE FEET
- (M) - DISTANCE MEASURED BETWEEN
- FO, OR SET MONUMENTS
- (11) - RECORD DATA PER RESULT OF
- SECTION, BOOK 204, PAGE 9, M.C.R.
- R - RECORDS
- L - LENGTH
- B - BENCH
- M.C.R. - MARICOPA COUNTY RECORDS
- P.L.S. - REGISTERED LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- P.U.E. - PUBLIC UTILITY EASEMENT
- NAOS - NATURAL AREA OPEN SPACE
- WAE - VEHICULAR NON-ACCESS EASEMENT
- WE - WATERWAY EASEMENT
- SEE - SANITARY SEWER EASEMENT
- PWE - RECLAIMED WATER EASEMENT
- PAE - PUBLIC ACCESS EASEMENT
- SR - 35' X 35' SIGHT DISTANCE EASEMENT
- SEE TYPICAL DETAIL SHEET 20
- O - FOUND MONUMENT AS NOTED
- BRASS CUP MONUMENT TO BE SET AT TIME OF
- MAG 20-1 TYPE "B"
- UNLESS OTHERWISE NOTED, R.L.S. #20326
- CORNER OF THIS SUBDIVISION TO BE SET
- BY PLANNING CONTRACTOR
- BOUNDARY LINE
- ROAD CENTERLINE (CL)
- PUBLIC UTILITY EASEMENT LINE
- VEHICULAR NON-ACCESS EASEMENT LINE
- PUBLIC ACCESS EASEMENT LINE
- SCenic CORRIDOR EASEMENT LINE
- NATURAL AREA OPEN SPACE EASEMENT LINE
- LANDSCAPE EASEMENT LINE
- SIGHT DISTANCE EASEMENT LINE

FINAL PLAT OF "PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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DATE: 10-20-06
DRAWN: RLS
CHECKED: RLS
PROJECT: 14800000
SHEET NUMBER: 10 OF 20

21-PP-8004 2004-04-3

MOAS & DRAINAGE EASEMENT TABLES FOR SHEET 10

DRAINAGE EASEMENT
TANGENT DATA

LINE	BEARING	DISTANCE
D114	S31°20'3" W	50.09
D115	S45°12'49"E	58.97
D116	S33°55'3" W	54.38
D117	S13°12'51" E	48.38
D118	N44°21'18"E	2241.7
D119	N68°48'07"E	31.60
D120	N60°04'35"E	331.7
D121	N69°00'21"E	144.67
D122	S89°12'53"E	86.67
D123	S72°42'31"E	84.64
D124	S34°46'43"W	81.1
D125	S04°35'09"W	148.35
D126	S60°17'27"E	8.33
D127	S49°22'20"W	31.93
D128	S49°22'30"W	71.66
D129	S18°55'48"W	72.66
D130	S29°12'18"E	144.66
D131	S10°10'4"W	73.70
D132	S41°7'45"W	100.77
D133	S61°18'44"W	71.67
D134	S23°13'1"W	418.5
D135	S27°38'12"W	148.7
D136	S53°38'04"W	130.72
D137	S28°32'34"W	130.69
D138	S27°18'04"W	74.9
D139	S09°05'45"W	144.44
D140	S17°55'35"W	73.65
D141	S30°18'35"W	83.46
D142	S09°44'46"W	41.95
D143	S07°34'55"E	41.97
D144	S50°29'33"E	64.5
D145	S02°38'3"W	68.05
D146	S30°50'3"W	27.84
D147	S38°01'4"W	69.57
D148	S19°44'04"E	14.47
D149	S07°22'00"E	41.9
D150	S58°38'44"W	28.83
D151	S57°04'04"E	28.83
D152	S29°54'08"W	54.44
D153	S34°29'47"W	91.05
D154	S98°58'25"W	71.7
D155	S15°28'33"W	55.28
D156	S10°35'34"W	73.63
D157	S02°30'57"W	41.94
D158	S29°13'18"W	130.18
D159	S41°55'47"W	54.46
D160	S04°16'37"W	21.44
D161	S04°33'2"W	56.57
D162	S09°31'53"W	131.69
D163	S13°52'21"W	65.82
D164	S13°22'42"W	68.93
D165	S33°44'38"W	40.17
D166	S58°53'37"W	73.67
D167	S22°24'37"W	17.867

MOAS EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE
N126	S00°07'26"W	36.60
N127	N89°32'02"E	75.00
N128	N01°01'35"E	13.87
N129	N00°07'38"E	13.87
N130	S39°47'43"E	504.05
N131	S80°12'33"E	48.97
N132	N00°08'25"E	56.47
N133	S10°55'28"W	51.15
N134	S10°29'59"W	32.07
N135	N19°44'22"E	100.86
N136	N04°46'43"E	7.05
N137	N18°24'55"E	149.35
N138	N16°55'48"E	73.66
N139	S10°10'4"W	73.70
N140	S41°7'45"W	99.09
N141	S61°18'44"W	71.66
N142	S23°13'1"W	424.47
N143	N18°13'1"E	67.97
N144	N58°40'15"E	24.87
N145	N50°29'33"E	64.5
N146	S10°28'40"W	283.34
N147	N14°29'47"E	81.89
N148	N50°45'47"E	48.77
N149	S00°07'47"E	24.37
N150	S00°24'14"W	254.53
N151	S00°24'14"W	81.53
N152	S31°05'44"W	73.66
N153	S15°28'33"W	53.25
N154	S46°03'17"W	74.86
N155	S21°35'35"W	24.37
N156	N4°12'09"W	38.38

MOAS EASEMENT CURVE DATA

CURVE	PIADJUS	LENGTH	DELTA
N143	59.00	60.07	59°18'45"
N144	208.00	36.90	10°27'42"
N145	208.00	36.90	10°27'42"
N146	441.00	126.56	14°18'07"
N147	441.00	126.56	14°18'07"
N148	662.00	204.63	17°42'27"
N149	718.00	120.56	9°37'55"
N150	420.1	118.47	150°40'09"

FINAL PLAT OF
"PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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DRAINAGE EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
0.016	N00000.71°E	73.89	0.106	S05733.42°W	79.97
0.017	S8235.15°W	45.27	0.107	S7944.14°W	46.35
0.120	S8235.15°W	61.97	0.108	S7944.14°W	46.35
0.121	S7944.14°W	67.62	0.109	S7944.14°W	46.35
0.172	N7526.32°W	49.97	0.110	S7944.14°W	46.35
0.173	S7927.07°W	35.46	0.111	S7944.14°W	76.66
0.174	S7927.07°W	35.46	0.112	S4524.43°W	88.26
0.175	S2835.43°W	46.66	0.113	S1836.43°W	183.73
0.176	N05202.04°N	71.37	0.114	S1237.31°S	51.00
0.177	N05202.04°N	71.37	0.115	S1237.31°S	51.00
0.178	S2835.43°W	46.66	0.116	S1237.31°S	51.00
0.179	S2835.43°W	46.66	0.117	S1237.31°S	51.00
0.180	S2835.43°W	46.66	0.118	S1237.31°S	51.00
0.181	S2835.43°W	46.66	0.119	S1237.31°S	51.00
0.182	S2835.43°W	46.66	0.120	S1237.31°S	51.00
0.183	S2835.43°W	46.66	0.121	S1237.31°S	51.00
0.184	S2835.43°W	46.66	0.122	S1237.31°S	51.00
0.185	S2835.43°W	46.66	0.123	S1237.31°S	51.00
0.186	S2835.43°W	46.66	0.124	S1237.31°S	51.00
0.187	S2835.43°W	46.66	0.125	S1237.31°S	51.00
0.188	S2835.43°W	46.66	0.126	S1237.31°S	51.00
0.189	S2835.43°W	46.66	0.127	S1237.31°S	51.00
0.190	S2835.43°W	46.66	0.128	S1237.31°S	51.00
0.191	S2835.43°W	46.66	0.129	S1237.31°S	51.00
0.192	S2835.43°W	46.66	0.130	S1237.31°S	51.00
0.193	S2835.43°W	46.66	0.131	S1237.31°S	51.00
0.194	S2835.43°W	46.66	0.132	S1237.31°S	51.00
0.195	S2835.43°W	46.66	0.133	S1237.31°S	51.00
0.196	S2835.43°W	46.66	0.134	S1237.31°S	51.00
0.197	S2835.43°W	46.66	0.135	S1237.31°S	51.00
0.198	S2835.43°W	46.66	0.136	S1237.31°S	51.00
0.199	S2835.43°W	46.66	0.137	S1237.31°S	51.00
0.200	S2835.43°W	46.66	0.138	S1237.31°S	51.00
0.201	S2835.43°W	46.66	0.139	S1237.31°S	51.00
0.202	S2835.43°W	46.66	0.140	S1237.31°S	51.00
0.203	S2835.43°W	46.66	0.141	S1237.31°S	51.00
0.204	S2835.43°W	46.66	0.142	S1237.31°S	51.00
0.205	S2835.43°W	46.66	0.143	S1237.31°S	51.00
0.206	S2835.43°W	46.66	0.144	S1237.31°S	51.00
0.207	S2835.43°W	46.66	0.145	S1237.31°S	51.00
0.208	S2835.43°W	46.66	0.146	S1237.31°S	51.00
0.209	S2835.43°W	46.66	0.147	S1237.31°S	51.00
0.210	S2835.43°W	46.66	0.148	S1237.31°S	51.00
0.211	S2835.43°W	46.66	0.149	S1237.31°S	51.00
0.212	S2835.43°W	46.66	0.150	S1237.31°S	51.00
0.213	S2835.43°W	46.66	0.151	S1237.31°S	51.00
0.214	S2835.43°W	46.66	0.152	S1237.31°S	51.00
0.215	S2835.43°W	46.66	0.153	S1237.31°S	51.00
0.216	S2835.43°W	46.66	0.154	S1237.31°S	51.00
0.217	S2835.43°W	46.66	0.155	S1237.31°S	51.00
0.218	S2835.43°W	46.66	0.156	S1237.31°S	51.00
0.219	S2835.43°W	46.66	0.157	S1237.31°S	51.00
0.220	S2835.43°W	46.66	0.158	S1237.31°S	51.00
0.221	S2835.43°W	46.66	0.159	S1237.31°S	51.00
0.222	S2835.43°W	46.66	0.160	S1237.31°S	51.00
0.223	S2835.43°W	46.66	0.161	S1237.31°S	51.00
0.224	S2835.43°W	46.66	0.162	S1237.31°S	51.00
0.225	S2835.43°W	46.66	0.163	S1237.31°S	51.00
0.226	S2835.43°W	46.66	0.164	S1237.31°S	51.00
0.227	S2835.43°W	46.66	0.165	S1237.31°S	51.00
0.228	S2835.43°W	46.66	0.166	S1237.31°S	51.00
0.229	S2835.43°W	46.66	0.167	S1237.31°S	51.00
0.230	S2835.43°W	46.66	0.168	S1237.31°S	51.00
0.231	S2835.43°W	46.66	0.169	S1237.31°S	51.00
0.232	S2835.43°W	46.66	0.170	S1237.31°S	51.00
0.233	S2835.43°W	46.66	0.171	S1237.31°S	51.00
0.234	S2835.43°W	46.66	0.172	S1237.31°S	51.00
0.235	S2835.43°W	46.66	0.173	S1237.31°S	51.00
0.236	S2835.43°W	46.66	0.174	S1237.31°S	51.00
0.237	S2835.43°W	46.66	0.175	S1237.31°S	51.00
0.238	S2835.43°W	46.66	0.176	S1237.31°S	51.00
0.239	S2835.43°W	46.66	0.177	S1237.31°S	51.00
0.240	S2835.43°W	46.66	0.178	S1237.31°S	51.00
0.241	S2835.43°W	46.66	0.179	S1237.31°S	51.00
0.242	S2835.43°W	46.66	0.180	S1237.31°S	51.00
0.243	S2835.43°W	46.66	0.181	S1237.31°S	51.00
0.244	S2835.43°W	46.66	0.182	S1237.31°S	51.00
0.245	S2835.43°W	46.66	0.183	S1237.31°S	51.00
0.246	S2835.43°W	46.66	0.184	S1237.31°S	51.00
0.247	S2835.43°W	46.66	0.185	S1237.31°S	51.00
0.248	S2835.43°W	46.66	0.186	S1237.31°S	51.00
0.249	S2835.43°W	46.66	0.187	S1237.31°S	51.00
0.250	S2835.43°W	46.66	0.188	S1237.31°S	51.00
0.251	S2835.43°W	46.66	0.189	S1237.31°S	51.00
0.252	S2835.43°W	46.66	0.190	S1237.31°S	51.00
0.253	S2835.43°W	46.66	0.191	S1237.31°S	51.00
0.254	S2835.43°W	46.66	0.192	S1237.31°S	51.00
0.255	S2835.43°W	46.66	0.193	S1237.31°S	51.00
0.256	S2835.43°W	46.66	0.194	S1237.31°S	51.00
0.257	S2835.43°W	46.66	0.195	S1237.31°S	51.00
0.258	S2835.43°W	46.66	0.196	S1237.31°S	51.00
0.259	S2835.43°W	46.66	0.197	S1237.31°S	51.00
0.260	S2835.43°W	46.66	0.198	S1237.31°S	51.00
0.261	S2835.43°W	46.66	0.199	S1237.31°S	51.00
0.262	S2835.43°W	46.66	0.200	S1237.31°S	51.00
0.263	S2835.43°W	46.66	0.201	S1237.31°S	51.00
0.264	S2835.43°W	46.66	0.202	S1237.31°S	51.00
0.265	S2835.43°W	46.66	0.203	S1237.31°S	51.00
0.266	S2835.43°W	46.66	0.204	S1237.31°S	51.00
0.267	S2835.43°W	46.66	0.205	S1237.31°S	51.00
0.268	S2835.43°W	46.66	0.206	S1237.31°S	51.00
0.269	S2835.43°W	46.66	0.207	S1237.31°S	51.00
0.270	S2835.43°W	46.66	0.208	S1237.31°S	51.00
0.271	S2835.43°W	46.66	0.209	S1237.31°S	51.00
0.272	S2835.43°W	46.66	0.210	S1237.31°S	51.00
0.273	S2835.43°W	46.66	0.211	S1237.31°S	51.00
0.274	S2835.43°W	46.66	0.212	S1237.31°S	51.00
0.275	S2835.43°W	46.66	0.213	S1237.31°S	51.00
0.276	S2835.43°W	46.66	0.214	S1237.31°S	51.00
0.277	S2835.43°W	46.66	0.215	S1237.31°S	51.00
0.278	S2835.43°W	46.66	0.216	S1237.31°S	51.00
0.279	S2835.43°W	46.66	0.217	S1237.31°S	51.00
0.280	S2835.43°W	46.66	0.218	S1237.31°S	51.00
0.281	S2835.43°W	46.66	0.219	S1237.31°S	51.00
0.282	S2835.43°W	46.66	0.220	S1237.31°S	51.00
0.283	S2835.43°W	46.66	0.221	S1237.31°S	51.00
0.284	S2835.43°W	46.66	0.222	S1237.31°S	51.00
0.285	S2835.43°W	46.66	0.223	S1237.31°S	51.00
0.286	S2835.43°W	46.66	0.224	S1237.31°S	51.00
0.287	S2835.43°W	46.66	0.225	S1237.31°S	51.00
0.288	S2835.43°W	46.66	0.226	S1237.31°S	51.00
0.289	S2835.43°W	46.66	0.227	S1237.31°S	51.00
0.290	S2835.43°W	46.66	0.228	S1237.31°S	51.00
0.291	S2835.43°W	46.66	0.229	S1237.31°S	51.00
0.292	S2835.43°W	46.66	0.230	S1237.31°S	51.00
0.293	S2835.43°W	46.66	0.231	S1237.31°S	51.00
0.294	S2835.43°W	46.66	0.232	S1237.31°S	51.00
0.295	S2835.43°W	46.66	0.233	S1237.31°S	51.00
0.296	S2835.43°W	46.66	0.234	S1237.31°S	51.00
0.297	S2835.43°W	46.66	0.235	S1237.31°S	51.00
0.298	S2835.43°W	46.66	0.236	S1237.31°S	51.00
0.299	S2835.43°W	46.66	0.237	S1237.31°S	51.00
0.300	S2835.43°W	46.66	0.238	S1237.31°S	51.00
0.301	S2835.43°W	46.66	0.239	S1237.31°S	51.00
0.302	S2835.43°W	46.66	0.240	S1237.31°S	51.00
0.303	S2835.43°W	46.66	0.241	S1237.31°S	51.00
0.304	S2835.43°W	46.66	0.242	S1237.31°S	51.00
0.305	S2835.43°W	46.66	0.243	S1237.31°S	51.00
0.306	S2835.43°W	46.66	0.244	S1237.31°S	51.00
0.307	S2835.43°W	46.66	0.245	S1237.31°S	51.00
0.308	S2835.43°W	46.66	0.246	S1237.31°S	51.00
0.309	S2835.43°W	46.66	0.247	S1237.31°S	51.00
0.310	S2835.43°W	46.66	0.248	S1237.31°S	51.00
0.311	S2835.43°W	46.66	0.249	S1237.31°S	51.00
0.312	S2835.43°W	46.66	0.250	S1237.31°S	51.00
0.313	S2835.43°W	46.66	0.251	S1237.31°S	51.00
0.314	S2835.43°W	46.66	0.252	S1237.31°S	51.00
0.315	S2835.43°W	46.66	0.253	S1237.31°S	51.00
0.316	S2835.43°W	46.66	0.254	S1237.31°S	51.00
0.317	S2835.43°W	46.66	0.255	S1237.31°S	51.00
0.318	S2835.43°W	46.66	0.256	S1237.31°S	51.00
0.319	S2835.43°W	46.66	0.257	S1237.31°S	51.00
0.320	S2835.43°W	46.66	0.258	S1237.31°S	51.00
0.321	S2835.43°W	46.66	0.259	S1237.31°S	51.00
0.322	S2835.43°W	46.66	0.260	S1237.31°S	51.00
0.323	S2835.43°W	46.66	0.261	S1237.31°S	51.00
0.324	S2835.43°W	46.66	0.262	S1237.31°S	51.00
0.325	S2835.43°W	46.66	0.263	S1237.31°S	51.00
0.326	S2835.43°W	46.66	0.264	S1237.31°S	51.00
0.327	S2835.43°W	46.66	0.265	S1237.31°S	51.00
0.328	S2835.43°W	46.66	0.266	S1237.31°S	51.00
0.329	S2835.43°W	46.66	0.267	S1237.31°S	51.00
0.330	S2835.43°W	46.66	0.268	S1237.31°S	51.00
0.331	S2835.43°W	46.66	0.269	S1237.31°S	51.00
0.332	S2835.43°W	46.66	0.270	S1237.31°S	51.00
0.333	S2835.43°W	46.66	0.271	S1237.31°S	51.00
0.334	S2835.43°W	46.66	0.272	S1237.31°S	51.00
0.335	S2835.43°W	46.66	0.273	S1237.31°S	51.00
0.336	S2835.43°W	46.66	0.274	S1237.31°S	51.00
0.337	S2835.43°W	46.66	0.275	S1237.31°S	51.00
0.338	S2835.43°W	46.66	0.276	S1237.31°S	51.00
0.339	S2835.43				

NAOS EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
N150	S20°02'33"E	24.06'	N168	S41°10'N	52.66'
N151	S20°42'2"E	15.31'	N169	S27°28'35"E	8.43'
N152	S20°02'33"E	18.60'	N170	N06°30'13"E	6.23'
N153	N00°02'38"E	46.82'	N171	N14°10'05"E	42.88'
N154	N08°33'04"E	129.64'	N172	S28°40'09"E	90.05'
N155	S19°03'5"E	30.19'	N173	N04°03'46"E	17.56'
N156	N0°52'54"E	19.38'	N174	S00°04'44"E	179.54'
N157	N22°02'33"E	54.22'	N175	S02°46'35"E	63.91'
N158	N02°02'33"E	76.06'	N176	S02°46'35"E	78.91'
N159	N06°28'15"E	30.02'	N178	S19°33'41"E	136.41'
N160	S20°21'35"E	33.86'	N179	S55°14'59"E	54.88'
N161	S24°03'04"E	66.25'	N180	S10°55'05"E	156.81'
N162	S55°03'04"E	66.25'	N181	S10°55'05"E	156.81'
N163	S55°03'04"E	66.25'	N182	S89°52'52"E	156.81'
N164	S08°26'20"E	13.19'	N183	S00°00'01"E	144.70'
N165	S08°26'20"E	42.74'	N184	S08°33'04"E	244.70'
N166	N0°39'48"E	58.27'	N185	S57°17'33"E	10.22'
N167	N02°47'39"E	74.66'	N186	S09°46'35"E	10.22'
N168	S56°17'23"E	34.66'	N187	S41°10'N	64.17'
N169	S56°17'23"E	90.26'	N188	S05°43'4"E	13.21'
N170	S05°43'4"E	16.13'	N189	S05°43'4"E	178.86'
N171	N07°03'13"E	12.01'	N190	S28°53'55"E	44.46'
N172	N07°03'13"E	11.01'	N191	S28°53'55"E	44.46'
N173	N12°40'27"E	31.69'	N192	N30°01'01"E	30.01'
N174	N66°07'37"E	16.11'	N193	S23°02'12"E	56.41'
N175	S23°19'1"E	50.40'	N194	S08°33'04"E	84.27'
N176	S55°39'17"E	69.73'	N195	N05°48'46"E	118.01'
N177	S28°26'25"E	25.58'	N196	S09°59'35"E	81.86'
N178	S28°26'25"E	118.90'	N197	S51°18'20"E	36.05'
N179	N0°55'41"E	91.57'	N198	S24°30'0"E	30.61'
N180	S02°46'35"E	122.82'	N199	S22°33'35"E	13.61'
N181	S02°46'35"E	122.82'	N200	S01°18'20"E	12.86'
N182	S02°46'35"E	13.64'	N201	S01°18'20"E	11.44'
N183	S172°44'30"E	63.89'	N202	S22°09'24"E	11.44'
N184	S205°38'55"E	54.55'	N203	S08°53'44"E	70.07'
N185	S205°38'55"E	54.55'	N204	S00°04'44"E	14.51'
N186	S205°38'55"E	11.76'	N205	S00°04'44"E	16.53'
N187	S27°30'30"E	71.03'			

NAOS EASEMENT CURVE DATA

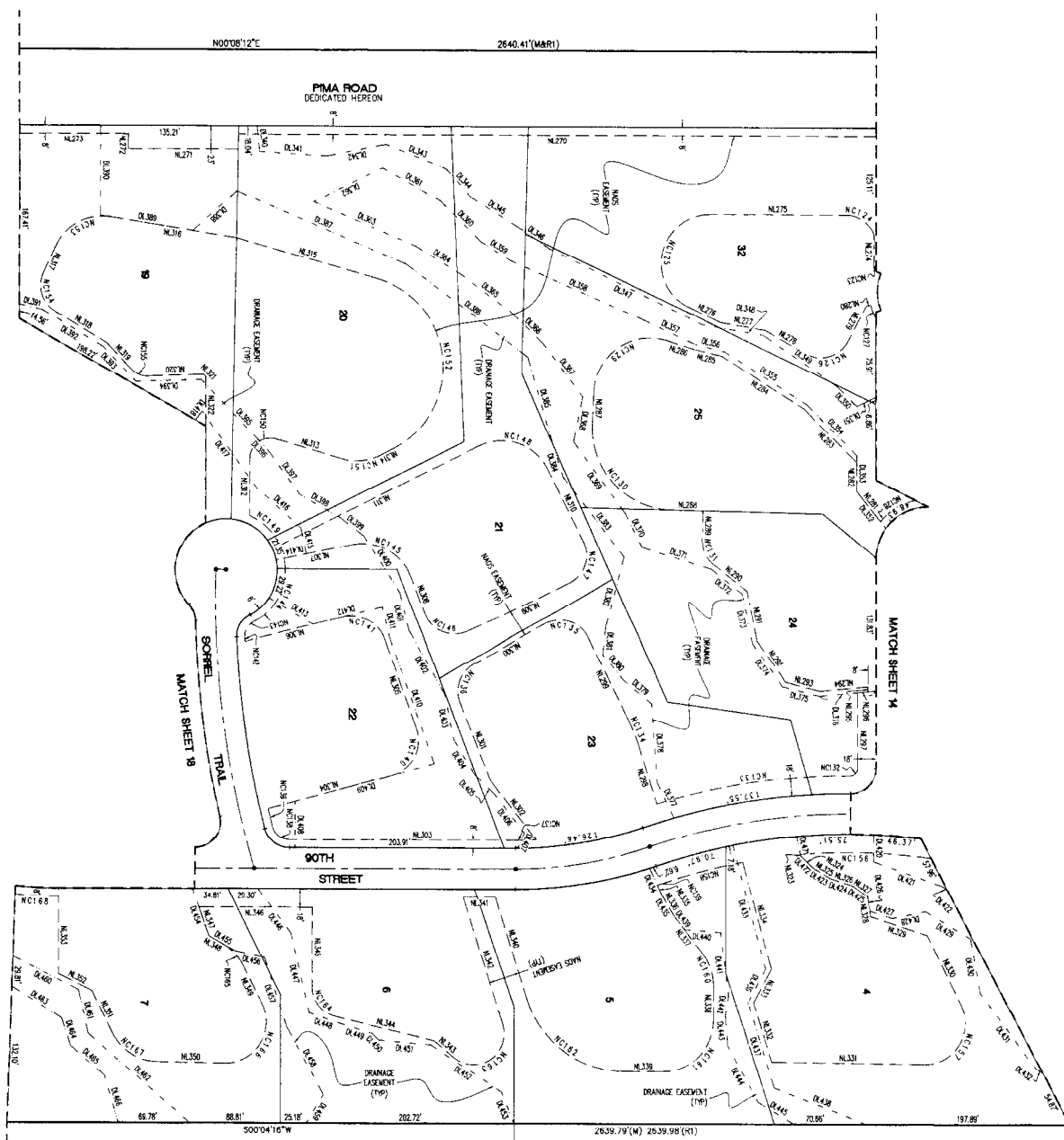
	DATE	PLAINS	ENGLISH	DELTA
N250	10/07	38.00	38.00	0.00
N251	10/07	38.00	38.00	0.00
N252	10/07	40.00	41.00	1.00
N253	10/07	40.00	41.00	1.00
N254	10/07	40.00	41.00	1.00
N255	10/07	40.00	41.00	1.00
N256	10/07	40.00	41.00	1.00
N257	10/07	40.00	41.00	1.00
N258	10/07	40.00	41.00	1.00
N259	10/07	40.00	41.00	1.00
N260	10/07	40.00	41.00	1.00
N261	10/07	40.00	41.00	1.00
N262	10/07	40.00	41.00	1.00
N263	10/07	40.00	41.00	1.00
N264	10/07	40.00	41.00	1.00
N265	10/07	40.00	41.00	1.00
N266	10/07	40.00	41.00	1.00
N267	10/07	40.00	41.00	1.00
N268	10/07	40.00	41.00	1.00
N269	10/07	40.00	41.00	1.00
N270	10/07	40.00	41.00	1.00
N271	10/07	40.00	41.00	1.00
N272	10/07	40.00	41.00	1.00
N273	10/07	40.00	41.00	1.00
N274	10/07	40.00	41.00	1.00
N275	10/07	40.00	41.00	1.00
N276	10/07	40.00	41.00	1.00
N277	10/07	40.00	41.00	1.00

FINAL PLAT OF "PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DATE	10-21-05
DRAWN	1/201
CHECKED	1/201
PROJECT #	1-04354600
SHEET TITLE	TABLES
SHEET NUMBER	



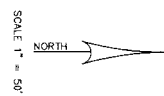
DESERT SKYLINE ESTATES,
BOOK 265, PAGE 36, M.C.R.

APN: 217-04-003-A
DESERT HIGHLANDS ASSOCIATION
DEED: 15587-0034
DATED: 10/20/1981

- FO - FOUND
- SR - SQUARE FEET
- (M) - DISTANCE MEASURED BETWEEN
- TL OR SET MONUMENTS
- (P) - RECORD DATA PER RESULT OF
- STAKE, BOOK 265, PAGE 9, M.C.R.
- R - RADIOS
- L - LENGTH
- Δ - DELTA
- MCR - MARICOPA COUNTY RECORDS
- R/S - REGISTERED LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- PVE - PUBLIC UTILITY EASEMENT
- MAOS - NATURAL AREA OPEN SPACE
- WVE - VEHICULAR NON-ACCESS EASEMENT
- WE - WATERWAY EASEMENT
- SEE - SANITARY SEWER EASEMENT
- RVE - RECLAIMED WATER EASEMENT
- PAC - PUBLIC ACCESS EASEMENT
- SEE - SEE TYPICAL DETAIL SHEET 20
- - FOUND MONUMENT AS NOTED
- - CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED, R/S #33026
- - BRASS CAP MONUMENT TO BE SET AT TIME OF
- MAO 100-1 TYPE "C"
- - MONUMENT SET BY PLANNING CONTRIBUTION
- MAO 100-1 TYPE "B"
- PUBLIC UTILITY EASEMENT LINE
- VEHICULAR NON-ACCESS EASEMENT LINE
- PUBLIC ACCESS EASEMENT LINE
- SOCIAL CORRIDOR EASEMENT LINE
- NATURAL AREA OPEN SPACE EASEMENT LINE
- DRAINAGE EASEMENT LINE
- LANDSCAPE EASEMENT LINE
- SIGHT DISTANCE EASEMENT LINE

LEGEND

SEE SHEET 17 FOR MAOS & DRAINAGE
EASEMENT TABLES



**FINAL PLAT OF
"PINNACLE PEAK PLACE"**

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



W R G
DESIGN INC.
9077 N. 90th Street Suite #350 Scottsdale, AZ 85258
Tel: 902.977.8000 Fax: 902.977.8099
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

MAN & DRAINAGE EASEMENT TABLES FOR SHEET 18

DRAINAGE EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
D4.61	S50°46'17"E	36.85'	D4.62	N67°43'07"E	88.82'
D4.62	S50°46'17"E	36.85'	D4.63	N67°43'07"E	88.82'
D4.63	S50°46'17"E	36.85'	D4.64	N67°43'07"E	88.82'
D4.64	S50°46'17"E	36.85'	D4.65	N67°43'07"E	88.82'
D4.65	S50°46'17"E	36.85'	D4.66	N67°43'07"E	88.82'
D4.66	S50°46'17"E	36.85'	D4.67	N67°43'07"E	88.82'
D4.67	S50°46'17"E	36.85'	D4.68	N67°43'07"E	88.82'
D4.68	S50°46'17"E	36.85'	D4.69	N67°43'07"E	88.82'
D4.69	S50°46'17"E	36.85'	D4.70	N67°43'07"E	88.82'
D4.70	S50°46'17"E	36.85'	D4.71	N67°43'07"E	88.82'
D4.71	S50°46'17"E	36.85'	D4.72	N67°43'07"E	88.82'
D4.72	S50°46'17"E	36.85'	D4.73	N67°43'07"E	88.82'
D4.73	S50°46'17"E	36.85'	D4.74	N67°43'07"E	88.82'
D4.74	S50°46'17"E	36.85'	D4.75	N67°43'07"E	88.82'
D4.75	S50°46'17"E	36.85'	D4.76	N67°43'07"E	88.82'
D4.76	S50°46'17"E	36.85'	D4.77	N67°43'07"E	88.82'
D4.77	S50°46'17"E	36.85'	D4.78	N67°43'07"E	88.82'
D4.78	S50°46'17"E	36.85'	D4.79	N67°43'07"E	88.82'
D4.79	S50°46'17"E	36.85'	D4.80	N67°43'07"E	88.82'
D4.80	S50°46'17"E	36.85'	D4.81	N67°43'07"E	88.82'
D4.81	S50°46'17"E	36.85'	D4.82	N67°43'07"E	88.82'
D4.82	S50°46'17"E	36.85'	D4.83	N67°43'07"E	88.82'
D4.83	S50°46'17"E	36.85'	D4.84	N67°43'07"E	88.82'
D4.84	S50°46'17"E	36.85'	D4.85	N67°43'07"E	88.82'
D4.85	S50°46'17"E	36.85'	D4.86	N67°43'07"E	88.82'
D4.86	S50°46'17"E	36.85'	D4.87	N67°43'07"E	88.82'
D4.87	S50°46'17"E	36.85'	D4.88	N67°43'07"E	88.82'
D4.88	S50°46'17"E	36.85'	D4.89	N67°43'07"E	88.82'
D4.89	S50°46'17"E	36.85'	D4.90	N67°43'07"E	88.82'
D4.90	S50°46'17"E	36.85'	D4.91	N67°43'07"E	88.82'
D4.91	S50°46'17"E	36.85'	D4.92	N67°43'07"E	88.82'
D4.92	S50°46'17"E	36.85'	D4.93	N67°43'07"E	88.82'
D4.93	S50°46'17"E	36.85'	D4.94	N67°43'07"E	88.82'
D4.94	S50°46'17"E	36.85'	D4.95	N67°43'07"E	88.82'
D4.95	S50°46'17"E	36.85'	D4.96	N67°43'07"E	88.82'
D4.96	S50°46'17"E	36.85'	D4.97	N67°43'07"E	88.82'
D4.97	S50°46'17"E	36.85'	D4.98	N67°43'07"E	88.82'
D4.98	S50°46'17"E	36.85'	D4.99	N67°43'07"E	88.82'
D4.99	S50°46'17"E	36.85'	D5.00	N67°43'07"E	88.82'

MAN EASEMENT TANGENT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
N4.54	S00°01'17"E	112.50'	N4.55	S00°01'17"E	112.50'
N4.55	S00°01'17"E	112.50'	N4.56	S00°01'17"E	112.50'
N4.56	S00°01'17"E	112.50'	N4.57	S00°01'17"E	112.50'
N4.57	S00°01'17"E	112.50'	N4.58	S00°01'17"E	112.50'
N4.58	S00°01'17"E	112.50'	N4.59	S00°01'17"E	112.50'
N4.59	S00°01'17"E	112.50'	N4.60	S00°01'17"E	112.50'
N4.60	S00°01'17"E	112.50'	N4.61	S00°01'17"E	112.50'
N4.61	S00°01'17"E	112.50'	N4.62	S00°01'17"E	112.50'
N4.62	S00°01'17"E	112.50'	N4.63	S00°01'17"E	112.50'
N4.63	S00°01'17"E	112.50'	N4.64	S00°01'17"E	112.50'
N4.64	S00°01'17"E	112.50'	N4.65	S00°01'17"E	112.50'
N4.65	S00°01'17"E	112.50'	N4.66	S00°01'17"E	112.50'
N4.66	S00°01'17"E	112.50'	N4.67	S00°01'17"E	112.50'
N4.67	S00°01'17"E	112.50'	N4.68	S00°01'17"E	112.50'
N4.68	S00°01'17"E	112.50'	N4.69	S00°01'17"E	112.50'
N4.69	S00°01'17"E	112.50'	N4.70	S00°01'17"E	112.50'
N4.70	S00°01'17"E	112.50'	N4.71	S00°01'17"E	112.50'
N4.71	S00°01'17"E	112.50'	N4.72	S00°01'17"E	112.50'
N4.72	S00°01'17"E	112.50'	N4.73	S00°01'17"E	112.50'
N4.73	S00°01'17"E	112.50'	N4.74	S00°01'17"E	112.50'
N4.74	S00°01'17"E	112.50'	N4.75	S00°01'17"E	112.50'
N4.75	S00°01'17"E	112.50'	N4.76	S00°01'17"E	112.50'
N4.76	S00°01'17"E	112.50'	N4.77	S00°01'17"E	112.50'
N4.77	S00°01'17"E	112.50'	N4.78	S00°01'17"E	112.50'
N4.78	S00°01'17"E	112.50'	N4.79	S00°01'17"E	112.50'
N4.79	S00°01'17"E	112.50'	N4.80	S00°01'17"E	112.50'
N4.80	S00°01'17"E	112.50'	N4.81	S00°01'17"E	112.50'
N4.81	S00°01'17"E	112.50'	N4.82	S00°01'17"E	112.50'
N4.82	S00°01'17"E	112.50'	N4.83	S00°01'17"E	112.50'
N4.83	S00°01'17"E	112.50'	N4.84	S00°01'17"E	112.50'
N4.84	S00°01'17"E	112.50'	N4.85	S00°01'17"E	112.50'
N4.85	S00°01'17"E	112.50'	N4.86	S00°01'17"E	112.50'
N4.86	S00°01'17"E	112.50'	N4.87	S00°01'17"E	112.50'
N4.87	S00°01'17"E	112.50'	N4.88	S00°01'17"E	112.50'
N4.88	S00°01'17"E	112.50'	N4.89	S00°01'17"E	112.50'
N4.89	S00°01'17"E	112.50'	N4.90	S00°01'17"E	112.50'
N4.90	S00°01'17"E	112.50'	N4.91	S00°01'17"E	112.50'
N4.91	S00°01'17"E	112.50'	N4.92	S00°01'17"E	112.50'
N4.92	S00°01'17"E	112.50'	N4.93	S00°01'17"E	112.50'
N4.93	S00°01'17"E	112.50'	N4.94	S00°01'17"E	112.50'
N4.94	S00°01'17"E	112.50'	N4.95	S00°01'17"E	112.50'
N4.95	S00°01'17"E	112.50'	N4.96	S00°01'17"E	112.50'
N4.96	S00°01'17"E	112.50'	N4.97	S00°01'17"E	112.50'
N4.97	S00°01'17"E	112.50'	N4.98	S00°01'17"E	112.50'
N4.98	S00°01'17"E	112.50'	N4.99	S00°01'17"E	112.50'
N4.99	S00°01'17"E	112.50'	N5.00	S00°01'17"E	112.50'

MAN EASEMENT CURVE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
N4.54	S00°01'17"E	112.50'	N4.55	S00°01'17"E	112.50'
N4.55	S00°01'17"E	112.50'	N4.56	S00°01'17"E	112.50'
N4.56	S00°01'17"E	112.50'	N4.57	S00°01'17"E	112.50'
N4.57	S00°01'17"E	112.50'	N4.58	S00°01'17"E	112.50'
N4.58	S00°01'17"E	112.50'	N4.59	S00°01'17"E	112.50'
N4.59	S00°01'17"E	112.50'	N4.60	S00°01'17"E	112.50'
N4.60	S00°01'17"E	112.50'	N4.61	S00°01'17"E	112.50'
N4.61	S00°01'17"E	112.50'	N4.62	S00°01'17"E	112.50'
N4.62	S00°01'17"E	112.50'	N4.63	S00°01'17"E	112.50'
N4.63	S00°01'17"E	112.50'	N4.64	S00°01'17"E	112.50'
N4.64	S00°01'17"E	112.50'	N4.65	S00°01'17"E	112.50'
N4.65	S00°01'17"E	112.50'	N4.66	S00°01'17"E	112.50'
N4.66	S00°01'17"E	112.50'	N4.67	S00°01'17"E	112.50'
N4.67	S00°01'17"E	112.50'	N4.68	S00°01'17"E	112.50'
N4.68	S00°01'17"E	112.50'	N4.69	S00°01'17"E	112.50'
N4.69	S00°01'17"E	112.50'	N4.70	S00°01'17"E	112.50'
N4.70	S00°01'17"E	112.50'	N4.71	S00°01'17"E	112.50'
N4.71	S00°01'17"E	112.50'	N4.72	S00°01'17"E	112.50'
N4.72	S00°01'17"E	112.50'	N4.73	S00°01'17"E	112.50'
N4.73	S00°01'17"E	112.50'	N4.74	S00°01'17"E	112.50'
N4.74	S00°01'17"E	112.50'	N4.75	S00°01'17"E	112.50'
N4.75	S00°01'17"E	112.50'	N4.76	S00°01'17"E	112.50'
N4.76	S00°01'17"E	112.50'	N4.77	S00°01'17"E	112.50'
N4.77	S00°01'17"E	112.50'	N4.78	S00°01'17"E	112.50'
N4.78	S00°01'17"E	112.50'	N4.79	S00°01'17"E	112.50'
N4.79	S00°01'17"E	112.50'	N4.80	S00°01'17"E	112.50'
N4.80	S00°01'17"E	112.50'	N4.81	S00°01'17"E	112.50'
N4.81	S00°01'17"E	112.50'	N4.82	S00°01'17"E	112.50'
N4.82	S00°01'17"E	112.50'	N4.83	S00°01'17"E	112.50'
N4.83	S00°01'17"E	112.50'	N4.84	S00°01'17"E	112.50'
N4.84	S00°01'17"E	112.50'	N4.85	S00°01'17"E	112.50'
N4.85	S00°01'17"E	112.50'	N4.86	S00°01'17"E	112.50'
N4.86	S00°01'17"E	112.50'	N4.87	S00°01'17"E	112.50'
N4.87	S00°01'17"E	112.50'	N4.88	S00°01'17"E	112.50'
N4.88	S00°01'17"E	112.50'	N4.89	S00°01'17"E	112.50'
N4.89	S00°01'17"E	112.50'	N4.90	S00°01'17"E	112.50'
N4.90	S00°01'17"E	112.50'	N4.91	S00°01'17"E	112.50'
N4.91	S00°01'17"E	112.50'	N4.92	S00°01'17"E	112.50'
N4.92	S00°01'17"E	112.50'	N4.93	S00°01'17"E	112.50'
N4.93	S00°01'17"E	112.50'	N4.94	S00°01'17"E	112.50'
N4.94	S00°01'17"E	112.50'	N4.95	S00°01'17"E	112.50'
N4.95	S00°01'17"E	112.50'	N4.96	S00°01'17"E	112.50'
N4.96	S00°01'17"E	112.50'	N4.97	S00°01'17"E	112.50'
N4.97	S00°01'17"E	112.50'	N4.98	S00°01'17"E	112.50'
N4.98	S00°01'17"E	112.50'	N4.99	S00°01'17"E	112.50'
N4.99	S00°01'17"E	112.50'	N5.00	S00°01'17"E	112.50'

DRAINAGE EASEMENT CURVE DATA

CURVE	POINTS	LENGTH	DELTA
D2	30.21	41.87	79.19.46°
D3	50.00	67.59	77.72.42°

FINAL FLAT OF
"PINNACLE PEAK PLACE"

A SUBDIVISION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DATE: 12-1-2024
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT: [Signature]
SHEET NUMBER: 19 OF 20

W R
DESIGN INC.
9077 N. 10th Street Suite #500 Scottsdale, AZ 85258
Tel: 602.977.8000 Fax: 602.977.8099
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2-3	PRELIMINARY PLAT SITE
4	TOPOGRAPHY MAP
5	CUTS & FILLS PLAN

23

[illegible]

TABLE 1

TRACTS C & D ARE FOR FOREST, EGRESS AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE PRIVATE PEAK PLACE HOA.

ONLY COPY OF

- 1 ALL STREETS ARE PRIVATE.
- 2
- 3 ALL STREETS AND PLACES WILL BE MAINTAINED BY THE PRODUCT FARM PLANT
- 4
- 5 HOLDINGS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RELEVANT
- 6
- 7 RELEVANT, RELEVANT ASSOCIATION AND SIMILAR.
- 8 THERE SHALL BE NO DUTY OF THIS EXCEEDING IF IN RIGHT ON THE SITE.

年份	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432
1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	
1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	
1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	199																																																																																																																																																																																																																																																																																																																																																																																																																																																							

LOT DATA

TRACT	USE	LAND USE TABLE	AREA (SQ.)
A	LANDSCAPE, GRAZING, RECREATION, & UTILITIES		64,794.19
B	LANDSCAPE, OPEN SPACE		12,952.71
C	PRIVATE ACCESSWAYS		252,404.89
D	PRIVATE ACCESSWAYS		17,254.17
E	LANDSCAPE, OPEN SPACE		13,513.57
F	LANDSCAPE, OPEN SPACE		6,918.26
G	LANDSCAPE, OPEN SPACE		13,817.57
			801,731.87
	TOTAL		

OWNER/DEVELOPER

ANITA SCOTTSON 123 LINDA
2555 EAST CAMDEN RD.
SALT LAKE

ENGINEER

WAC DESIGN INC.
9977 N. 90TH STREET, SUITE 350
SCOTTSDALE, ARIZONA 85258

PLANNER

CVN (NORTH) SECTION 3:1000
7502 E MAIN ST
SCOTTSDALE, ARIZONA 85251

BENCHMARK

CONDUCT CROSS OF (or may)
IN MANHOLES LOCATED AT THE
INTERSECTION OF PAUL ROAD

LEGEND

- PRODUCT BOUNDARY
ADJUNCT CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED FUTURE UTILITY CENTERLINE
PROPOSED EXISTING CENTERLINE
PROPOSED VIAL
PROPOSED TRAIL EXISTANT
PROPOSED LANSBURG EXISTANT
PROPOSED BALANCE EXISTANT
SPLITTER SLATS PER A WALK
PROPOSED BALANCE COLONY

COVER

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 23, 2005

ITEM NO. 5

SUBJECT

Pinnacle Peak Place
21-PP-2004

REQUEST

Request approval of a Preliminary Plat for 80 residential lots with amended development standards on 124+/- acres,
AND
Request approval of elevations for a guardhouse, entry features and site wall for a new residential subdivision.

Key Items for Consideration:

- Proposal for 80 lots using existing R1-70 ESL and R1-43 ESL zoning.
- Amended development standards are requested.
- Happy Valley Road and Desert Highlands Drive will be realigned.
- Natural washes 50 cfs or greater capacity will be preserved.
- Scenic corridor along Pima will be provided.
- No opposition has been received.

OWNER

Pivotal Scottsdale 123, LLC
602-956-7200

APPLICANT CONTACT

Steven Voss
LVA Urban Design Studio LLC
480-994-0994

LOCATION

East side of Pima Road between Happy Valley & Jomax Roads

BACKGROUND

Zoning.

The site is zoned Single Family Residential within the Environmentally Sensitive Lands Ordinance Overlay (R1-70 ESL and R1-43 ESL). The north portion of the site is zoned R1-43 ESL, and the south portion is zoned R1-70 ESL, with Desert Highlands Drive roughly dividing the two districts. The Single Family Residential districts allow single-family homes, churches, and schools.

Context.

The proposed subdivision is located at the northeast corner of Pima and Happy Valley Roads. The subdivision is bounded on the north by Jomax Road and on the east by the existing Desert Highlands and Desert Skylines Estates residential development. The site slopes are mainly in the 2-10% range, and include multiple, southwest draining washes. Surrounding property zoning and development are described in the following table.

Direction	Zoning	Existing Land Use
North	R1-190 ESL FO	Vacant (desert), planned for McDowell Sonoran Preserve
East	R1-18 ESL (HD), O-S ESL (HD), R1-70 ESL (HD)	Desert Highlands and Desert Skylines Estates residential subdivisions
South	R1-190 ESL	Vacant (desert)
West	R1-18 ESL, R1-43 ESL, R1-70 ESL	Desert Arroyo Estates, Vistana, Happy Valley Ranch and unnamed residential subdivisions

**APPLICANT'S
PROPOSAL**

Plat Proposal

The proposed preliminary plat is a gated community of 80 lots on about 114 net acres of land. The plat is essentially split into two gated, platted areas: one located north, and the other, south of Desert Highlands Drive. Desert Highlands Drive is proposed to be abandoned and realigned as a new private street (7-AB-2005). The realignment of Desert Highlands Drive will match up with Yearling Drive to the west (these are currently offset) to help traffic circulation at the intersection of Pima Road. The primary access will be from Desert Highlands Drive, which also serves as secondary access to the Desert Highlands subdivision. A single guardhouse within Desert Highlands Drive is proposed to monitor access to the two gates into the north and south portions of the development.

A secondary, code-access entry/exit point is provided off of Happy Valley Road for the southern portion of the plat. Happy Valley Road is also proposed to be abandoned and realigned as a new public street (case 6-AB-2005). The realignment of Happy Valley Road will match up with Happy Valley Road to the west (these are currently offset) to help traffic circulation at the intersection of Pima Road. Although the site abuts Jomax Road to the north, there is no access proposed from Jomax Road. Internal streets are private and include a primary, north-south access with multiple cul-de-sacs.

The plans show that washes with a capacity of 50 cubic feet per second (cfs) or larger are preserved. A scenic corridor easement with a minimum 85-foot and average 113-foot width is provided along Pima Road. There will be no cuts and fills over 8 feet in height.

The Natural Area Open Space (NAOS) requirement for the site is 32.9 acres and the proposal includes 42.3 acres. The NAOS is provided on-lot and within a retention basin. This additional acreage is used to justify the request for Amended Development Standards for both the R1-43 and R1-70 portions of the site. The applicant is requesting a 25 percent reduction in lot size, width, and yard setbacks, which is the maximum reduction allowed by ESLO for DRB approval. A summary of these amendments is included in Attachment C.

The trails proposed included with the plat include an equestrian trail along Pima Road, which will tie into the existing trail on the south side of Jomax Road. A multi-purpose paved path is also planned along the Pima corridor.

Other pedestrian amenities will include sidewalks along Happy Valley Road and pathways along Desert Highlands Drive.

A retention basin is proposed at the southwest corner of Happy Valley and Pima Roads. This basin is designed with graduated slopes (between 5:1 and 12:1 slopes), two (2-foot high) berms along Pima Road, a sandy bottom wash feature, and revegetation using indigenous plants.

The guardhouse architecture includes stone exterior walls and standing seam metal roofs. The entry feature walls are stucco with battered stone columns and the entry gate is grid-pattern wrought iron. The proposed site walls are stucco with battered stone columns and metal pier caps. The site walls are non-continuous walls along Pima Road with wide breaks for maintaining wash and wildlife corridors. These walls are not considered perimeter walls by zoning code definition.

Development Information

Existing Use:	Vacant (desert)
Parcel Size:	123 gross acres, 114 net acres
Density Allowed/Provided:	
R1-43:	.83 du/ac / .79 du/ac
R1-70:	.55 du/ac / .53 du/ac
Lots Allowed /Provided:	
R1-43:	36 lots / 36 lots
R1-70:	45 lots / 44 lots
NAOS Required / Provided:	32.9 acres / 42.3 acres

IMPACT ANALYSIS**Traffic.**

The plat will result in the dedication of the full right-of-way for the Happy Valley realignment at Pima Road (110-foot right-of-way). The plan includes the realignment of the existing Desert Highlands, and abandonment (under a separate application) of the right-of-way as a public street. Construction of right-turn deceleration lanes off Pima Road at Happy Valley Road and Desert Highlands Drive; and off Happy Valley Road at the southern site entrance are part of the proposal.

Airport Vicinity.

The Scottsdale airport is located about 5 miles to the southwest of the site. Notification of the airport vicinity is required to be placed on the plat.

Water/Sewer.

Water and sewer lines and resources are available to the site, and will be extended by the developer to serve the site.

Fire/Police.

There is an existing fire station to the north on Pima Road, and the gated entries and streets were designed to meet emergency access requirements. There are no fire or police service impacts anticipated.

Schools.

The Scottsdale, Cave Creek, and Paradise School Districts were notified of this

application in November 2004. There is no density increase to the area plan that would impact schools.

Community Involvement.

The applicant met with the Desert Highlands Homeowner's Association members and residents and mailed information to the 5 adjacent homeowners in Desert Skylines Estates as part of a preliminary outreach in the spring of 2004. In the fall of 2004, the applicant mailed an information letter to all property owners located within 750 feet of the project boundary. Staff provided an informational postcard to property owners within 750 feet in early September 2004. Staff has received no public comment regarding the proposal.

STAFF**RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE**DEPT(S)****Planning and Development Services Department**

Current Planning Services


STAFF CONTACT(S)

Suzanne Colver

Project Coordinator

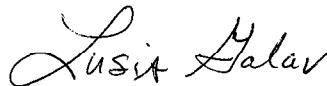
480-312-7087

E-mail: scolver@scottsdaleaz.gov

APPROVED BY

Suzanne Colver

Report Author



Lusia Galav, AICP

Development Planning Manager

Phone: 480-312-2506

E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Preliminary Plat
5. Development Envelope Plan
6. NAOS Plan
7. Conceptual Landscape Plan
8. Entry Gates/Sign/Theme Wall Exhibit
9. Monument Sign Exhibit
10. Guardhouse & Gated Entry Enlargement
11. Fence Elevation Exhibit
12. Guardhouse Elevations
13. Retention Basin Design
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Code Requirements
- C. Amended Development Standards Summary

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

June 9, Minutes of the Development Review Board Study Session

June 9, 2005 Verbatim Minutes of the Development Review Board Regular Session

BOARD MEMBER JONES MOVED TO APPROVE THE MINUTES OF THE JUNE 9TH STUDY SESSION AND THE VERBATIM MINUTES OF THE JUNE 9TH REGULAR PUBLIC MEETING. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

Board Member Schmitt requested that case number 113-DR-2004 (Diamondback Commons) be moved from the consent agenda to the regular agenda.

BOARD MEMBER SCHMITT MOVED TO MOVE ITEM 3, CASE NUMBER 113-DR-2004 (DIAMONDBACK COMMONS) FROM THE CONSENT AGENDA TO THE REGULAR AGENDA. SECONDED BY COMMISSIONER BARNETT.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

50-DR-2005 Montierra Apartments
Exterior Color Change
9850 N. 73rd Street
Equity Residential, Applicant

Board Member Jones requested that a stipulation be added to case number 50-DR-2005 (Montierra Apartments) that the color green on the project be revised and that staff approval will be adequate for making that change.

21-PP-2004 Pinnacle Peak Place
Preliminary Plat
East side of Pima Road between Happy Valley & Jomax Roads
LVA Urban Design Studio, Architect/Designer

Ms. Galav noted the amended stipulation relating to the landscape plan.

36-DR-2005 Office Building for Vanguard Appraisal
Site & Plan Elevations
8205 N. Via De Negocio
VVG Associates LLC, Architect/Designer

COMMISSIONER BARNETT MOVED FOR APPROVAL OF 50-DR-2005 (MONTIERRA APARTMENTS) WITH THE SUGGESTED AMENDED STIPULATION: THE GREEN COLOR BEING A STAFF REVIEW;

21-PP-2004 (PINNACLE PEAK PLACE) WITH THE AMENDED STIPULATIONS ON LANDSCAPING TO MEET THE LANDSCAPING PLAN OF 06/23/05;

AND 36-DR-2005, (OFFICE BUILDING FOR VANGUARD APPRAISAL) AS APPROVED.

SECONDED BY BOARD MEMBER D'ANDREA.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

<u>113-DR-2004</u>	<u>Diamondback Commons</u>
	Facade Remodel & Additional Parking
	7312 & 7316 E. Thomas Road
	Nick Tsontakis AIA, Applicant

Keith Niederer, Planning and Development Services, presented the case per the staff packet. Highlights of his presentation included an overview of the proposed site plan, elevations and proposed landscape plan.

Board Member Jones inquired as to the dark color of the beams. He opined that a duller, lighter color would be the better option.

Nick Tsontakis, Applicant, confirmed that the trim is a maroon color and the building itself would be an off-white. Board Member Jones reiterated his previous comments.

Board Member Schmitt questioned the need for two driveways, noting that the center driveway is a two-way drive. Mr. Niederer stated that the fire department requires two means of access. Board Member Schmitt addressed the appearance of the elevations and commented that adjusting the heights of the mass forms would be more effective in terms of achieving the architectural goal. Mr. Tsontakis indicated that the current heights are relative to accommodating the low windows.

Upon inquiry by Board Member O'Neill, Mr. Tsontakis confirmed that some of the work is in progress on the project. He further explained that the Applicant was initially advised that they would not have to go through the design review process and thus, construction drawings were prepared. The builder was overzealous and began construction prior to design review approval as well as building permits.

**BOARD MEMBER SCHMITT MOVED FOR APPROVAL OF 113-DR-2004.
SECONDED BY BOARD MEMBER D'ANDREA.**

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).



DESERT HIGHLANDS

November 7, 2005

John V. Berry, Esq.
BERRY & DAMORE LLC
Suite 103
6750 East Camelback Road
Scottsdale, AZ 85251

Re: Pinnacle Peak Place / Pivotal Scottsdale 123 LLC
Cases Nos. 2-HE-2004; 21-PP-2004; 6-AB-2004 and 7-AB-2004

Dear Mr. Berry:

This will confirm that The Desert Highlands Association supports in principle the requests included in each of the four applications referenced above that have been filed with the City of Scottsdale by Pivotal Scottsdale 123 LLC, and that you may use this letter to evidence that support.

As you know, Desert Highlands (i) abuts approximately 75% of the east side (the longest dimension) of the planned Pinnacle Peak Place project; (ii) is its largest and closest neighbor; and (iii) will be affected and impacted much more by the proposed development than will any other community. Through its designated representatives, Desert Highlands has had positive meetings with your client and its professional consultants beginning at the State Land Department auction, where Pivotal acquired this 124+/- acre parcel in December 2003, and continuing in a responsible and reasonable fashion ever since. We are aware that the applicant could have filed its preliminary plat prior to May 2004 without seeking an accompanying hardship exemption but instead waited to complete its initial discussions with Desert Highlands first. That commendable approach resulted in more open space and fewer homes for the project than the zoning allows, and we hope the city will favorably consider that responsible action as part of its evaluation of the hardship exemption that would not otherwise have been required. We also understand that the two pending roadway abandonment applications are designed to increase traffic safety through the proposed realignments of Happy Valley Road and Desert Highlands Drive at their presently offset intersections with Pima Road in order to match existing streets to the west, and the Association supports those applications as well.

DESERT HIGHLANDS

Desert Highlands is presently negotiating easement and use agreements with Pivotal and its development partners for utility relocation and realignment (water and wastewater) (see, *e.g.*, DRB Stipulation #99); for private roadway construction, use and repair (see, *e.g.*, DRB Stipulations #46, 63, 64, 73, 74 and 79); and for maintenance of the existing meandering wall between the two properties. Because those executory agreements will supplement and will be consistent with the associated terms of Pivotal's pending applications, Desert Highlands supports those applications and looks forward to their grant at the earliest practicable opportunity.

Please let me know if you have any questions concerning this letter. We thank you for your professional cooperation and assistance with this project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Timothy M. Bakels', with a large, stylized loop at the end.

Timothy M. Bakels, CCM
General Manager
The Desert Highlands Association

TMB:dbb

PRELIMINARY SITE PLAN DATA

Project Location:	NEC of Shea Boulevard & 130th Street
Site Acreage (Gross)	124 ac (+/-)
No. of Residential Units	80
Density	0.65 du/ac
Existing Zoning	R1-43 ESL & R1-70 ESL
Open Space:	
Required NACOS	32.0 Ac
Provided NACOS	42.3 Ac

R1-43 ESL Setbacks (per amended dev. stds):	
Min. Lot Area	32,250 Sq.Ft.
Front	30 Ft
Side	15 Ft
Rear	27 Ft

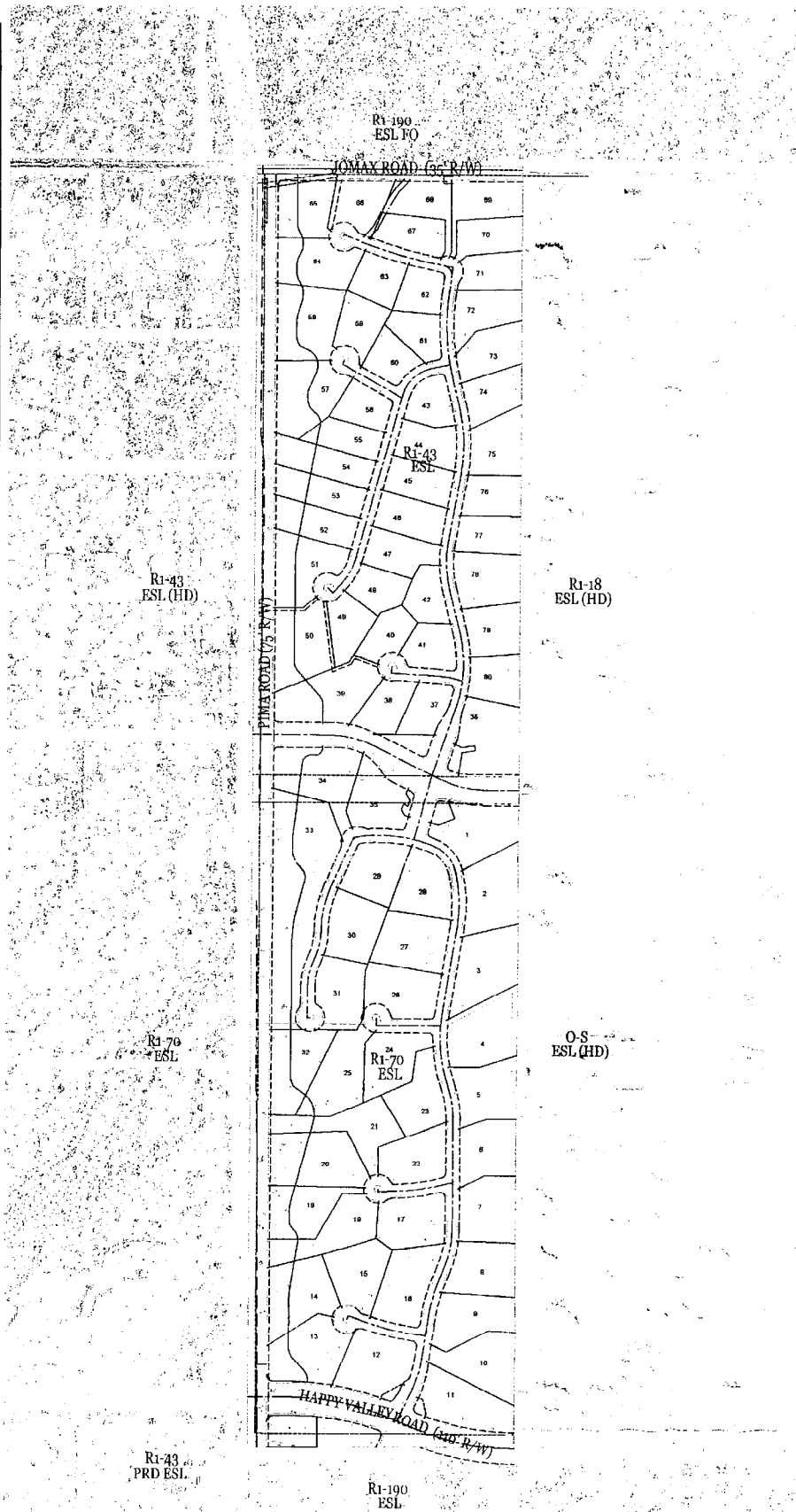
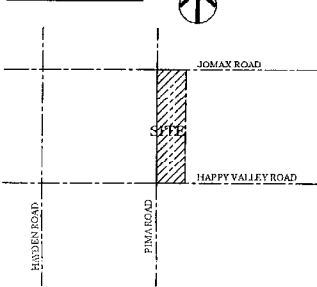
R1-70 ESL Setbacks (per amended dev. stds):	
Min. Lot Area	52,500 Sq.Ft.
Front	45 Ft
Side	22.5 Ft
Rear	45 Ft

Project Phasing	Phase 1 of 1
-----------------	--------------

Owner: Pivotal Group
2555 E. Camelback Road, Ste 700
Phoenix, AZ 85016

Applicant: IVA Urban Design Studio
7502 E. Main Street
Scottsdale, AZ 85251
PH. 480.994.0994
Contact: Steven Voss

VICINITY MAP



CONTEXT AERIAL & CONTEXT SITE PLAN

NACLE PEAK PLACE SCOTTSDALE, ARIZONA
1A ROAD & HAPPY VALLEY ROAD



PRELIMINARY N.A.O.S. DATA

CITY OF SCOTTSDALE: N.A.O.S. REQUIREMENTS

UPPER DESERT-SLOPE

Slope Category	Area	Required NAOS Dedication %	Required NAOS Dedication Area
0% TO 2%	4.87 AC	25.0%	1.22 AC
2% TO 5%	68.19 AC	25.0%	17.12 AC
5% TO 10%	10.35 AC	35.0%	3.62 AC
10% TO 15%	1.66 AC	45.0%	0.75 AC
15% TO 20%	1.26 AC	45.0%	0.57 AC
20% +	1.25 AC	45.0%	0.56 AC
TOTAL	87.89 AC		23.84 AC

LOWER DESERT-SLOPE





Slope Category	Area	Required NAOS Dedication %	Required NAOS Dedication Area
0% TO 2%	4.23 AC	20.0%	0.85 AC
2% TO 5%	25.83 AC	25.0%	6.46 AC
5% TO 10%	4.29 AC	30.0%	1.29 AC
10% TO 15%	0.67 AC	30.0%	0.20 AC
15% TO 20%	0.38 AC	30.0%	0.11 AC
20% +	0.46 AC	30.0%	0.14 AC
TOTAL	35.86 AC		9.04 AC

TOTAL N.A.O.S. REQUIRED = 32.88 acres

NOTE: Quantities on each lot will vary based on final plat

N.A.O.S. SUMMARY

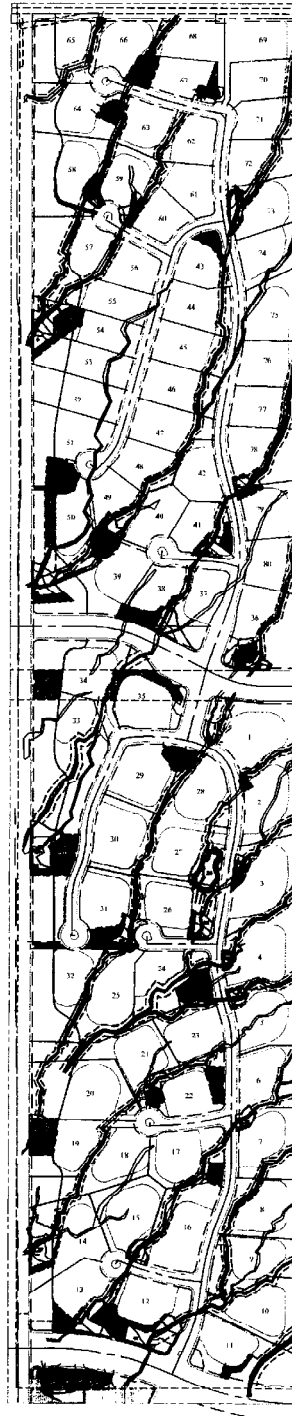
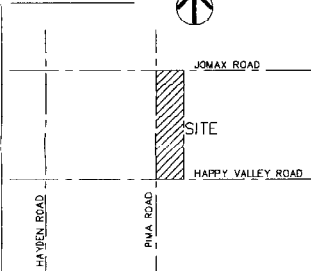
Total Undisturbed Area: 33.0 Acres (78%)
 Total Revegetated Area: 9.3 Acres (22%)
 Total N.A.O.S. Provided: 42.3 Acres

-  N.A.O.S. - Undisturbed
-  N.A.O.S. - Revegetated
-  Preliminary Development Envelope Area or Non-NAOS Creditable Open Space
-  50+ CFS Washes / 404 Jurisdictional Washes
- No Boulder Features Subject to City of Scottsdale E.S.L.O. Exist on Subject Property

Please see attached "Preliminary NAOS Summary Table" for per lot NAOS summaries.

Sensitive Natural Areas have been identified as areas containing increased vegetation densities and unique environmental features. These areas were identified prior to the site planning process and have been incorporated into the development plan as non-impacted areas. Building envelopes have been situated to promote sensitive development conditions that largely avoid impacts to these sensitive areas. 50+ cfs washes and heavily vegetated areas were prioritized for non-disturbance and the NAOS Exhibit illustrates this commitment. The building envelopes in this application are proposed to minimize disturbance of existing wash corridors. These wash corridors will also serve as wildlife corridors and special exceptions have been made to provide connectivity by reducing obstructions that would affect these movements.

VICINITY MAP

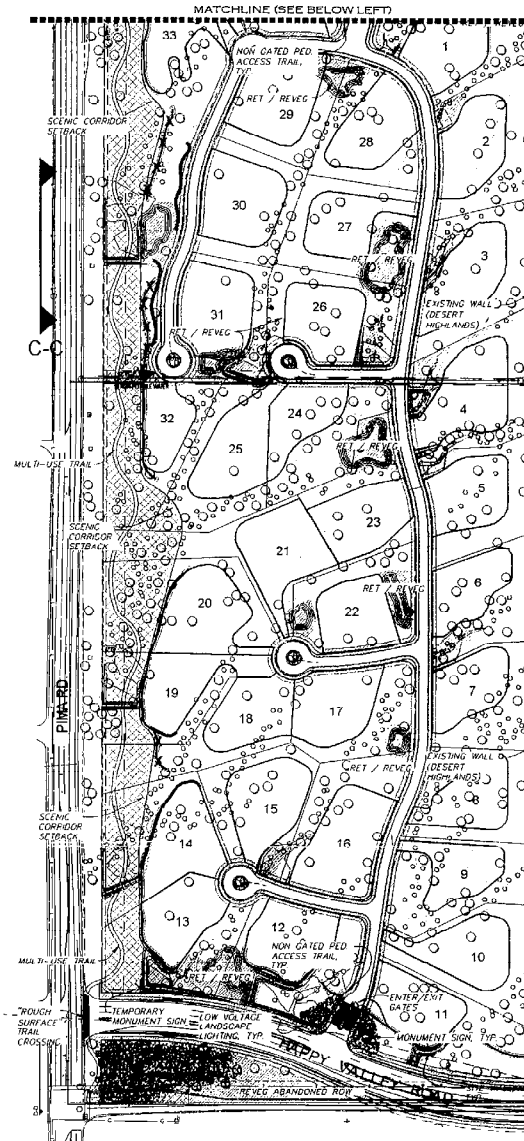
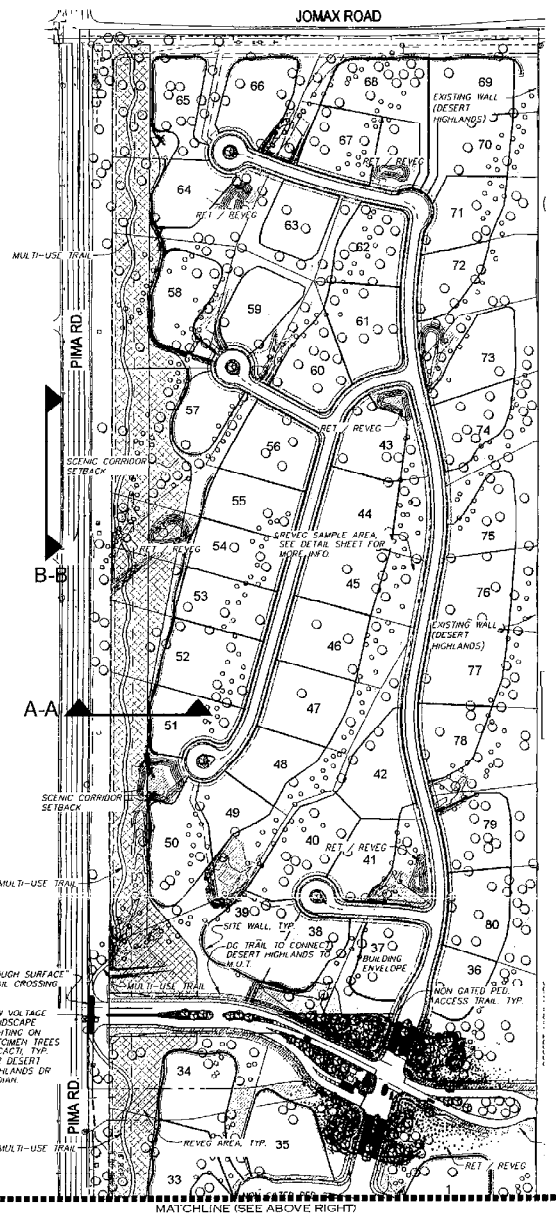


NATURAL AREA OPEN SPACE (N.A.O.S) PLAN & ENVIRONMENTAL FEATURES MAP

PINNACLE PEAK PLACE SCOTTSDALE, ARIZONA
 (NEC of PIMA ROAD & HAPPY VALLEY ROAD)

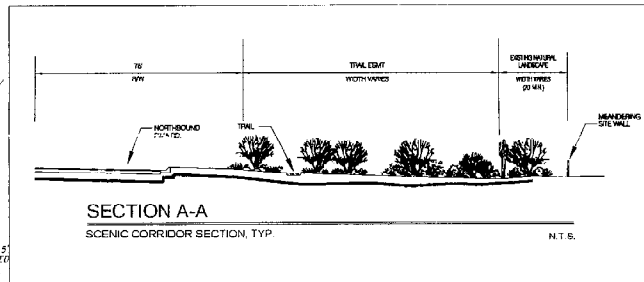


Approved 6/23/05
 Jeff Runt for
 Suzanne Colver



CONCEPTUAL PLANT LIST

- TREES**
- EXISTING NATURAL VEGETATION
 - SPECIMEN NATIVE TREE
NATIVE MESQUITE / BLUE PALM VERDE / MONWOOD
 - SHRUBS / GROUNDCOVER**
 - CREOSOTE / HACKBERRY / JOHUA / WOLFBERRY / MORMON TEA / GIANT BURSADE
 - BRITTLEBUSH / BURSAGE / CHUPAROSA / BUCKWHEAT / TURPENTINE BUSH
 - LAGUNA / AGAVE
 - SAGUARO
 - BANANA TUCCA / PRICKLY PEAR / OCOTILLO / STAGHORN CHOLLA / BARREL CACTUS
 - GROUNDCOVER / WILDFLOWERS**
 - VERDENA / DESERT MARIGOLD / PENSTEMON / BLACKFOOT DANCY / DESERT MALLOW
- REVEG AREA - ALONG ROADWAYS (WIDTH VARIES), 5' BEYOND SUBDIVISION LOT WALLS, WITHIN ABANDONED DESERT HIGHWAY DRIVE ALIGNMENT, AND IN DISTURBED UTILITY EASEMENT AREAS. CONFORM TO THE E.S. APPROVED PLANT SPECIES LIST.
- SCENIC CORRIDOR AREA, SEE PRELIMINARY SCENIC CORRIDOR PLAN FOR MORE INFORMATION.



GENERAL NOTES

- ALL DISTURBED AND REVEG AREAS ARE TO HAVE "DESERT FLOOR" DECOMPOSED GRANITE MATCH COLOR AND SIZE OF SURROUNDING AREAS.
- ALL BERRIES ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
- BOULDERS ARE TO BE GRANITE SURFACE SELECT, 1/2" BURIED IN SOIL, TYP.
- OTHER SPECIES MAY BE ADDED PER CITY APPROVED PLANT LIST FOR ESLO AREAS.

LOW VOLTAGE LANDSCAPE LIGHTING

TREE / ACCENT UPLIGHT	NIGHTSCAPING "CELEBRITY" AU-0603 WITH FULL CUT-OFF GLASS SHIELD
PAVEMENT / ACCENT DOWNLIGHT	NIGHTSCAPING "CHARM" AD-1803
LIGHT FIXTURE COLOR IS TO BE BLACK "WEATHERED IRON" FINISH, TYP.	
SEE ATTACHED CUT SHEETS FOR MORE INFORMATION	

LVA
Urban Design
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design
7502 East Main Street
Scottsdale, Arizona 85251
Phone (480) 994-0984
Fax (480) 994-7332
www.lvaudio.com

PINNACLE PEAK PLACE
NEC PIMA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA
CONCEPTUAL LANDSCAPE PLAN

SCALE: (1/4")
NORTH
PRELIMINARY - NOT FOR CONSTRUCTION
COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 4-6-05
Job No: 0378
Drawn: TSW
Revised:

ATTACHMENT #13

Approved 6/23/05
Jeff Ryan for
Suzanne Colver 21-PP-2004
6/23/2005

